

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

Reviewed Interim Consolidated Financial Statements
for the 06-month financial period ended 30 June 2025



CONTENTS

	Page (s)
REPORT OF THE BOARD OF GENERAL DIRECTORS	1 – 3
REPORT ON REVIEWS OF INTERIM CONSOLIDATED FINANCIAL INFORMATION	4 – 5
REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS	
Interim Consolidated Balance sheet	6 – 9
Interim Consolidated Income statement	10
Interim Consolidated Cash flow statement	11
Notes to the Interim Consolidated Financial statements	12 – 58

REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Hoa Binh Construction Group Joint Stock Company ("the Group") has the pleasure in presenting this report and the reviewed interim consolidated financial statements for the 06-month financial period ended 30 June 2025.

1. General information

Hoa Binh Construction Group Joint Stock Company (English name is Hoa Binh Construction Group Joint Stock Company and short name is HBCG) which is operating under Business Registration Certificate No. 0302158498 dated 01 December 2000 issued by Department of Planning and Investment of Ho Chi Minh City, the 38th amended on 08 August 2024.

The stock code of the Parent Company is HBC and has been listed on the UpCoM under Decision No. 975/QD-SGDHCM dated 10 September 2024, issued by Hanoi Stock Exchange (before 10 September 2024, the Parent Company's shares were listed on the Ho Chi Minh City Stock Exchange (HOSE) under Listing License No. 80/UBCK-GPNY, issued by the State Securities Commission of Vietnam on 22 November 2006).

Charter capital of the Parent Company as at dated 01 January 2025 and at dated 30 June 2025 is VND 3,472,132,700,000.

The Parent Company's head office is located at No. 235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

The Parent Company has a dependent representative office for accounting purposes located at Floor 21, No. 36 Hoang Cau, O Cho Dua Ward, Hanoi City, Vietnam.

The Parent Company's business activities are: civil and industrial construction; land leveling; construction consulting; manufacturing and trading of construction materials, interior decoration items; house repair and interior decoration services; real estate business and industrial zone development for leasing.

2. Members of the Board of Administrators, the Audit Committee, the Board of Supervisors and the Board of General Directors

The members of Members of the Board of Management, the Audit Committee, the Board of Supervisors and the Board of General Directors during the period and up to the date of this report include:

The Board of Administrators

Full name	Nationality	Position
Mr. Le Viet Hai	Vietnam	Chairman (reappointed on 25 April 2025)
Mr. Le Viet Hieu	Vietnam	Vice Chairman (reappointed on 25 April 2025)
Mrs. Nguyen Thi Luot	Vietnam	Vice Chairman – independent member (reappointed on 25 April 2025)
Mr. Le Van Nam	Vietnam	Member (reappointed on 25 April 2025)
Mr. Nguyen Tuong Bao	Vietnam	Independent member (reappointed on 25 April 2025)
Mrs. Vu Thi Hoa	Vietnam	Independent member (resigned on 25 April 2025)
Mr. Nguyen Kinh Luan	Vietnam	Member (reappointed on 25 April 2025)

Audit Committee under the Board of General Directors

Full name	Nationality	Position
Mr. Nguyen Tuong Bao	Vietnam	Chief Supervisor
Mrs. Vu Thi Hoa	Vietnam	Member

REPORT OF THE BOARD OF GENERAL DIRECTORS

Effective from 12 May 2025, the Parent Company has revised its organizational structure according to Resolution No. 07.2/2025/NQ-HDQT.HBC of the Board of General Directors, resulting in the dissolution of the Audit Committee and its replacement with the Board of Supervisors.

The Board of Supervisors

Full name	Nationality	Position
Mrs. Le Thi Phuong Uyen	Vietnam	Chief Supervisor
Mrs. Do Thi Thanh Huyen	Vietnam	Member
Mr. Nguyen Gia Bao	Vietnam	Member

The Board of General Directors

Full name	Nationality	Position
Mr. Le Van Nam	Vietnam	General Director
Mr. Le Viet Hieu	Vietnam	Permanent Deputy General Director
Mr. Dinh Van Thanh	Vietnam	Deputy General Director
Mr. Nguyen Khanh Hoang	Vietnam	Deputy General Director
Mr. Nguyen Kinh Luan	Vietnam	Deputy General Director
Mr. Le Van Vien	Vietnam	Deputy General Director (resigned on 28 February 2025)
Mr. Huynh Tan Quoc	Vietnam	Deputy General Director (appointed on 01 March 2025 and resigned on 03 June 2025)
Mr. Pham Hong Ha	Vietnam	Deputy General Director (appointed on 04 June 2025)
Mr. Nguyen Cong Thien	Vietnam	Deputy General Director (appointed on 01 August 2025)

Legal representative

The Company's legal representative during the period and at the date of this report is:

Full name	Nationality	Position
Mr. Le Viet Hai	Vietnam	Chairman

Mr. Le Viet Hai – Chairman of the Board of Directors has delegated to Mr. Le Viet Hieu – Standing Deputy General Director the authority to sign and approve the financial reports for the 06-month financial period ending 30 June 2025, as per Authorization Letter No. 200/2022/GUQ-HBC dated 23 July 2022.

3. The Group's financial position and operating results

The Group's financial position for the 06-month financial period ended 30 June 2025 and its operating result for the period then ended are reflected in the accompanying interim financial statements.

4. Events subsequent to the balance sheet date

On 11 July 2025, the Group received Appellate Judgment No. 168/2025/KDTM-PT from the People's Court of Hanoi City, under which the Company won the lawsuit in the contract dispute with Sunshine Group Development Joint Stock Company. According to the judgment, Sunshine Group Development Joint Stock Company is required to compensate the Group an amount of VND 461,453,468,723. The judgment is legally effective from the date of pronouncement. The Group will recognize this income in the financial statements for the third quarter of 2025.

From 01 July 2025, the Parent Company's head office address was changed from 235 Vo Thi Sau Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, Vietnam to 235 Vo Thi Sau Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

REPORT OF THE BOARD OF GENERAL DIRECTORS

Except these mentioned events, there have been no significant events occurring after the balance sheet date, which would require adjustments or disclosures to be made in the interim consolidated financial statements.

5. Auditors

AFC Vietnam Auditing Company Limited has been appointed to review the interim consolidated financial statements for the 06-month financial period ended 30 June 2025.

6. Statement of the Board of General Directors' responsibility in respect of the interim consolidated financial statements

The Board of General Directors is responsible for the preparation of these interim consolidated financial statements which give a true and fair view of the state of affairs of the Group and of its operations and cash flows for the 06-month financial period ended 30 June 2025. In preparing those interim consolidated financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim financial statements;
- Prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business; and
- Design, implement and maintain the Group's internal control for prevention and detection of fraud and error in the preparation and presentation of interim financial statements.

The Board of General Directors is responsible for ensuring that the proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Group and to ensure that the accounting records comply with the Vietnamese Accounting Standards, Vietnamese Accounting system for enterprises and legal regulations relating to financial statements. The Board of General Directors is also responsible for controlling the assets of the Group and therefore has taken the appropriate measures for the prevention and detection of fraud and other irregularities.

The Board of General Directors confirms that the Group has complied with the above requirements in preparing and presenting the interim consolidated financial statements

7. Publication of the interim Consolidated financial statements

The Board of General Directors hereby publishes the accompanying interim consolidated financial statements which give a true and fair view of the financial position of the Group as at 30 June 2025 and the results of its operations and its cash flows of the Group for 06-month financial period ended 30 June 2025 in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and legal regulations relevant to preparation and presentation of interim consolidated financial statements.

On behalf of the Board of General Directors



Mr. LE VIET HIEU
Deputy General Director
Ho Chi Minh City, 29 August 2025



Công ty TNHH Kiểm Toán AFC Việt Nam
AFC Vietnam Auditing Co., Ltd.

Thành viên tập đoàn PKF Quốc tế
Member firm of PKF International



No: 132/2025/BCSXHN-HCM.01509

REPORT ON REVIEWS OF INTERIM CONSOLIDATED FINANCIAL INFORMATION

**To: The Shareholders, the Board of Administrators and the Board of General Directors
HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY**

We have reviewed the accompanying interim consolidated financial statements of Hoa Binh Construction Group Joint Stock Company ("the Group"), prepared on 29 August 2025 as set out from page 06 to page 58, which comprise the interim Consolidated Balance sheet as at 30 June 2025, and the interim Consolidated Income statement, the interim Consolidated Cash flow statement for the 06-month financial period then ended, and Notes to the interim Consolidated Financial statements.

Responsibility of the Board of General Directors

The Board of General Directors is responsible for the preparation and fair presentation of these interim financial statements in accordance with the Vietnamese Accounting Standards, Vietnamese Accounting System for enterprises and legal regulations relating to preparing and presenting interim financial statements and for such internal control as the Board of General Directors determines is necessary to enable the preparation and presentation of these interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express a conclusion on the accompanying interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements (VSRE) 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Qualified conclusion

Due to the nature of its production and business activities, the Group recognizes revenue from construction contracts based on the volume confirmed by the investor's supervision and the contract unit price, as the Group believes this revenue is estimated in a reliable manner. However, the Group's construction contracts stipulate that the contractor is entitled to payment based on the value of the actual volume performed as confirmed by the customer. Accordingly, revenue should be recognized upon confirmation by the customer (investor) through payment certificates and reflected in the financial invoices. As of the issuance date of this review report, we do not have sufficient information necessary to determine the impact of this issue on the related line items in the Group's interim consolidated financial statements for the 06-month period ended 30 June 2025.

REPORT ON REVIEWS OF INTERIM CONSOLIDATED FINANCIAL INFORMATION (Con't)

Qualified Conclusion

Based on our review, except for the matter described in the section 'Basis for Qualified Conclusion', nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the interim consolidated financial position of the Group as at 30 June 2025, and its results of operations and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the relevant legal requirements on the preparation and presentation of interim consolidated financial statements.



TRANG ĐẠC NHA
Deputy General Director
Audit Practicing Registration Certificate
No. 2111-2023-009-1
Authorized representative
AFC VIETNAM AUDITING COMPANY LIMITED
Ho Chi Minh City, 29 August 2025

INTERIM CONSOLIDATED BALANCE SHEET

As at 30 June 2025

	Code	Note	30/06/2025 VND	01/01/2025 VND
ASSETS				
CURRENT ASSETS	100		12,387,574,227,310	13,734,790,530,380
Cash and cash equivalents	110	5.1	101,498,971,216	268,157,396,740
Cash	111		97,474,490,535	261,657,396,740
Cash equivalents	112		4,024,480,681	6,500,000,000
Short-term investments	120		3,760,991,852	14,116,633,715
Held for trading securities	121		-	-
Provision for diminution in value of held for trading securities	122		-	-
Held to maturity investments	123	5.15.1	3,760,991,852	14,116,633,715
Accounts receivable	130		10,053,551,576,048	11,012,402,255,152
Short-term trade receivables	131	5.2	6,686,444,487,146	6,851,546,665,935
Short-term advances to suppliers	132	5.3	1,082,218,352,167	1,149,112,923,939
Short-term internal receivables	133		-	-
Construction contract receivables based on agreed progress billings	134	5.4	2,369,020,619,555	2,260,215,162,259
Short-term loan receivables	135	5.5	159,612,357,424	257,190,569,857
Other short-term receivables	136	5.6.1	1,598,250,554,113	2,391,412,491,045
Provision for doubtful debts	137	5.7	(1,841,994,794,357)	(1,897,075,557,883)
Shortage of assets waiting for resolution	139		-	-
Inventories	140	5.8	2,139,507,248,965	2,357,127,255,268
Inventories	141		2,179,082,171,377	2,396,702,177,680
Provision for decline inventories	149		(39,574,922,412)	(39,574,922,412)
Other current assets	150		89,255,439,229	82,986,989,505
Prepaid expenses	151	5.9.1	16,910,670,434	15,675,228,907
Value added tax deductibles	152		67,619,636,558	62,572,707,775
Taxes receivable	153	5.18	4,725,132,237	4,739,052,823
Repo transactions in government bonds	154		-	-
Other current assets	155		-	-

INTERIM CONSOLIDATED BALANCE SHEET

As at 30 June 2025

	Code	Note	30/06/2025 VND	01/01/2025 VND
ASSETS				
NON-CURRENT ASSETS	200		2,951,681,103,140	1,676,967,288,663
Long-term receivables	210		131,856,724,065	256,105,017,022
Long-term trade receivables	211		-	-
Long-term advances to suppliers	212		-	-
Paid-in capital in wholly-owned subsidiaries	213		-	-
Long-term internal receivables	214		-	-
Long-term loan receivables	215		-	-
Other long-term receivables	216	5.6.2	131,856,724,065	256,105,017,022
Provision for doubtful long-term receivables	219		-	-
Fixed assets	220		1,329,495,895,452	660,064,088,261
Tangible fixed assets	221	5.10	1,279,041,309,055	605,292,338,147
Historical cost	222		2,326,382,204,464	1,632,910,727,983
Accumulated depreciation	223		(1,047,340,895,409)	(1,027,618,389,836)
Finance leasehold assets	224		3,959,550,000	4,336,650,000
Historical cost	225		7,542,000,000	7,542,000,000
Accumulated depreciation	226		(3,582,450,000)	(3,205,350,000)
Intangible fixed assets	227	5.11	46,495,036,397	50,435,100,114
Historical cost	228		77,601,798,926	80,108,731,869
Accumulated amortisation	229		(31,106,762,529)	(29,673,631,755)
Investment Property	230	5.12	163,604,327,285	163,928,269,415
Historical cost	231		167,838,199,332	167,838,199,332
Accumulated depreciation	232		(4,233,872,047)	(3,909,929,917)
Long-term assets in progress	240		748,092,710,914	48,161,028,276
Long-term work in progress	241	5.13	702,124,796,886	-
Construction in progress	242		45,967,914,028	48,161,028,276
Long-term financial investments	250	5.15	299,818,215,780	304,880,707,419
Investment in subsidiary company	251		-	-
Investment in Joint-venture and associates	252		274,942,029,909	276,399,494,346
Other long-term investments	253		36,242,400,000	40,427,400,000
Provision for diminution in value of long-term investment	254		(13,637,400,000)	(14,090,372,798)
Held to maturity investment	255		2,271,185,871	2,144,185,871
Other long-term assets	260		278,813,229,644	243,828,178,270
Long-term prepaid expenses	261	5.9.2	223,257,634,962	185,431,288,136
Deferred income tax assets	262	5.18	46,385,022,694	46,142,434,714
Long-term tools, supplies and spare parts	263		-	-
Other long-term assets	268		-	-
Goodwill	269	5.14	9,170,571,988	12,254,455,420
TOTAL ASSETS	270		15,339,255,330,450	15,411,757,819,043

INTERIM CONSOLIDATED BALANCE SHEET

As at 30 June 2025

	Code	Note	30/06/2025 VND	01/01/2025 VND
RESOURCES				
LIABILITIES	300		13,569,812,014,798	13,663,857,821,713
Current liabilities	310		12,342,369,527,481	12,410,681,510,139
Short-term trade payables	311	5.16	4,264,337,086,602	4,170,739,166,423
Short-term advance from customers	312	5.17	2,439,261,342,188	2,273,229,916,723
Tax and payable to the State	313	5.18	80,910,456,211	244,487,089,993
Payable to employees	314		388,705,805,026	431,988,736,849
Short-term accrued expenses payable	315	5.19	825,842,877,068	918,602,188,309
Short-term internal payables	316		-	-
Construction contract payables based on agreed progress billings	317		-	-
Short-term unearned revenues	318	5.20	14,019,015,415	35,216,877,725
Other short-term payables	319	5.21.1	637,329,870,050	442,902,071,968
Short-term loan and finance lease	320	5.22.1	3,653,080,351,315	3,818,308,058,953
Short-term provision	321	5.23.1	36,617,933,842	72,821,913,432
Bonus and welfare funds	322		2,264,789,764	2,385,489,764
Price stabilisation fund	323		-	-
Government bonds trading	324		-	-
Long-term liabilities	330		1,227,442,487,317	1,253,176,311,574
Long-term trade payables	331		-	-
Long-term advance from customers	332		-	-
Long-term accrued expenses payable	333		-	-
Long-term internal payables of capital	334		-	-
Long-term internal payables	335		-	-
Long-term unearned revenues	336		-	-
Other long-term liabilities	337		28,396,277,588	30,523,633,459
Long-term loans and finance lease obligations	338	5.22.2	490,180,229,232	532,421,152,665
Convertible bond	339		-	-
Preferred stock	340		-	-
Deferred income tax liabilities	341		530,199,573,857	523,055,312,412
Other long-term provisions	342	5.23.2	178,666,406,640	167,176,213,038
Scientific and technological development fund	343		-	-


INTERIM CONSOLIDATED BALANCE SHEET

As at 30 June 2025

	Code	Note	30/06/2025 VND	01/01/2025 VND
OWNER'S EQUITY	400		1,769,443,315,652	1,747,899,997,330
Capital	410		1,769,443,315,652	1,747,899,997,330
Owners' invested equity	411	5.24	3,472,132,700,000	3,472,132,700,000
<i>Shares with voting rights</i>	411a		3,472,132,700,000	3,472,132,700,000
<i>Preferred shares</i>	411b		-	-
Share premium	412		458,569,112,981	458,569,112,981
Convertible bond options	413		-	-
Other owners' capital	414		-	-
Treasury stocks	415		-	-
Asset revaluation reserve	416		-	-
Foreign exchange differences reserve	417		56,445,099	56,445,099
Investment and development fund	418		96,709,591,725	96,709,591,725
Enterprise re-organisation support fund	419		-	-
Other funds belonging to owners' equity	420		-	-
Retained earnings	421		(2,271,379,868,080)	(2,299,313,875,724)
<i>Retained earnings in previous year</i>	421a		(2,327,653,396,058)	(3,266,949,539,825)
<i>Retained earnings in current year</i>	421b		56,273,527,978	967,635,664,101
Funds for construction investment	422		-	-
Non - controlling interest	429		13,355,333,927	19,746,023,249
Other capital and funds	430		-	-
Subsidized funds	432		-	-
Funds invested in fixed assets	433		-	-
TOTAL RESOURCES	440		15,339,255,330,450	15,411,757,819,043


DANG NGUYEN NAM TRAN
Prepared by



LE THI THU TRANG
Chief Accountant


LE VIET HIEU
Deputy General Director
Ho Chi Minh City, date 29 August 2025

INTERIM CONSOLIDATED INCOME STATEMENT

For the 06-month financial period ended 30 June 2025

	Code	Note	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Gross sales of merchandise and services	01		1,636,692,801,087	3,812,512,025,252
Less deductions	02		244,627,818	286,626,905
Net sales	10	6.1	1,636,448,173,269	3,812,225,398,347
Cost of sales	11	6.2	1,519,267,060,598	3,706,591,604,405
Gross profit	20		117,181,112,671	105,633,793,942
Financial income	21	6.3	56,860,458,070	195,408,192,634
Financial expenses	22	6.4	191,356,417,036	229,886,363,887
<i>In which: Interest expenses</i>	23		189,615,892,213	229,801,117,451
Net profit in joint ventures and associates	24		319,841,878	(18,426,921,595)
Selling expenses	25	6.5	14,289,462,281	13,173,740,166
General and administration expenses	26	6.6	72,184,976,113	(247,059,134,793)
Operating profit	30		(103,469,442,811)	286,614,095,721
Other income	31	6.7	182,469,719,328	576,948,194,471
Other expenses	32	6.8	18,793,827,889	22,175,879,036
Other profit	40		163,675,891,439	554,772,315,435
Profit before tax	50		60,206,448,628	841,386,411,156
Current corporate income tax expense	51	5.18	4,158,048,934	12,634,176,996
Deferred corporate income tax expense	52	5.18	4,680,769,869	(925,005,881)
Net profit after tax	60		51,367,629,825	829,677,240,041
Net profit after tax of parent company	61		56,273,527,978	828,984,324,904
Net profit after tax of non control interest	62		(4,905,898,153)	692,915,137
Earnings per share	70	6.9	205	3,024


DANG NGUYEN NAM TRAN
Prepared by


LE THI THU TRANG
Chief Accountant


LE VIET HIEU
Deputy General Director
Ho Chi Minh City, date 29 August 2025

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

INTERIM CONSOLIDATED CASH FLOW STATEMENT (Indirect Method)

For the 06-month financial period ended 30 June 2025

	Code	Note	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
CASH FLOW FROM OPERATING ACTIVITIES				
Net profit before tax	01		60,206,448,628	841,386,411,156
Depreciation and amortisation	02		100,548,486,690	92,826,579,697
Provisions	03		(75,096,462,811)	(391,335,751,880)
Unrealised foreign exchange (gains)/losses	04		212,709,729	166,578,264
Profits/(losses) from investing activities	05		(146,140,724,243)	(668,341,102,157)
Interest expense	06		189,525,455,255	229,801,117,451
Others	07		-	-
Operating income before changes in working capital	08		129,255,913,248	104,503,832,531
(Increase)/decrease in receivables	09		1,316,750,801,406	256,287,669,805
(Increase)/decrease in inventories	10		(432,868,058,764)	(68,755,437,733)
Increase/(decrease) in payables	11		(97,957,391,591)	4,811,287,436
(Increase)/decrease in prepaid expenses	12		(43,506,967,866)	57,342,599,964
(Increase)/decrease in business stock				
Interest paid	14		(164,668,777,238)	(206,641,443,177)
Corporate income tax paid	15		(1,604,640,148)	(6,590,802,893)
Other cash inflow from operating activities	16		-	-
Other cash outflow from operating activities	17		(120,700,000)	-
Net cash flow from operating activities	20		705,280,179,047	140,957,705,933
CASH FLOW FROM INVESTING ACTIVITIES				
Purchase of fixed assets and other long term assets	21		(818,409,129,467)	(11,727,480,000)
Proceed from disposal of FA and other LT assets	22		24,473,100,477	45,321,350,000
Payment for loan, purchase of debt instrument	23		(9,215,000,000)	(58,638,664,240)
Proceeds from loans, sale of debt instrument	24		26,958,916,234	7,193,345,526
Investment in other entities	25		-	-
Proceeds from investment in other entities	26		-	22,437,127,340
Interest and dividends received	27		3,741,203,703	4,268,647,187
Net cash flow from investing activities	30		(772,450,909,053)	8,854,325,813
CASH FLOW FROM FINANCIAL ACTIVITIES				
Proceeds from capital contribution	31		-	-
Payment of capital to owners	32		-	-
Proceeds from borrowings	33	7.2	2,097,089,805,841	1,815,351,031,177
Repayments of borrowings	34	7.3	(2,178,244,150,523)	(2,048,856,256,998)
Payment of finance lease liabilities	35	7.3	(18,328,608,570)	-
Dividends paid	36		-	-
Net cash flow from financing activities	40		(99,482,953,252)	(233,505,225,821)
Net increase/decrease in cash	50		(166,653,683,258)	(83,693,194,075)
Cash and cash equivalents at beginning of period	60		268,157,396,740	388,531,074,373
Impact of exchange rate fluctuation	61		(4,742,266)	93,205,700
Cash and cash equivalents at the end of period	70		101,498,971,216	304,931,085,998

DANG NGUYEN NAM TRAN
Prepared by

LE THI THU TRANG
Chief Accountant

LE VIET HIEU
Deputy General Director

Ho Chi Minh City, date 29 August 2025

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

These notes form an integral part of and should be read along with the accompanying interim consolidated financial statements.

1. GENERAL INFORMATION

1.1 Ownership

Hoa Binh Construction Group Joint Stock Company (English name is Hoa Binh Construction Group Joint Stock Company and short name is HBCG) which is operating under Business Registration Certificate No. 0302158498 dated 01 December 2000 issued by Department of Planning and Investment of Ho Chi Minh City (currently the Ho Chi Minh City Department of Finance), the 38th amended on 08 August 2024.

The stock code of the Parent Company is HBC and has been listed on the UpCoM under Decision No. 975/QD-SGDHCM dated 10 September 2024, issued by Hanoi Stock Exchange (before 10 September 2024, the Parent Company's shares were listed on the Ho Chi Minh City Stock Exchange (HOSE) under Listing License No. 80/UBCK-GPNY, issued by the State Securities Commission of Vietnam on 22 November 2006).

Charter capital of the Parent Company as at dated 01 January 2025 and at dated 30 June 2025 is VND 3,472,132,700,000.

The Parent Company's head office is located at No. 235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

The Parent Company has a dependent representative office for accounting purposes located at Floor 21, No. 36 Hoang Cau, O Cho Dua Ward, Hanoi City, Vietnam.

The Group includes Hoa Binh Infrastructure Construction Investment Corporation (Parent Company) and its subsidiaries, associates, as presented in Notes 1.5.

1.2 Scope of operating activities

The Group operates in the fields of construction, manufacturing and trading of building materials, and real estate business.

1.3 Line of business

The Group's business activities are: civil and industrial construction; land leveling; construction consulting; manufacturing and trading of construction materials, interior decoration items; house repair and interior decoration services; real estate business and industrial zone development for leasing.

1.4 Normal business and production cycle

For construction and real estate business activities, which are carried out based on the construction and investment project implementation timelines, are dependent on the scale and technical characteristics of the project/work, the Group's typical production and business cycle for these activities exceeds 12 months.

For other business activities, normal business and production cycle is not exceeding 12 months

1.5 Application of the Going Concern Assumption

As of 30 June 2025, the Group reported an accumulated loss of VND 2,271,379,868,080 (compared to VND 2,299,313,875,724 as of 31 December 2024) and several overdue payment obligations. Additionally, the real estate market continues to be significantly affected by adverse domestic and international events, and the liquidity of real estate developers has notably declined, substantially impacting the Group's business operations and debt repayment cash flows. These indicators suggest the presence of material uncertainties that may cast significant doubt on the Group's ability to continue as going concern. However, the separate interim consolidated financial statements for the six-month period ended 30 June 2025 have been prepared by the Board of General Directors on a going concern basis for the following reasons:

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

(i) Business plan and receivables recovery plan:

This year, the Group's business strategy focuses on further expanding markets both domestically and internationally. In addition to the potential projects the Group is involved in across various countries, it has commenced construction on two major infrastructure projects in Cambodia.

Simultaneously, the Group is enhancing its investment capacity, management, operation, and exploitation of social housing projects both domestically and internationally. The Group is also collaborating with several domestic investors to undertake renovation projects for apartment buildings and urban areas across multiple provinces and cities, including Ho Chi Minh City, Hanoi City, Hai Phong, Phu Tho, Bac Ninh, Da Nang City, Lam Dong, Dong Nai, and others.

The Group plans to intensify efforts to recover overdue receivables, particularly through effective measures such as resolving disputes via courts or arbitration. The recovery of receivables from projects implemented over the next 12 months and those completed in prior years is expected to generate significant cash flows to support the Group's business operations and debt repayments.

(ii) Confidence in Government and Central Bank Support:

The Board of Management is confident that the Government will continue to introduce policies to alleviate difficulties in the real estate market, and the State Bank of Vietnam will soon approve the extension of the debt restructuring period and the maintenance of debt classifications to support struggling enterprises. The Group expects to reach agreements on restructuring its upcoming debt obligations and secure new credit facilities from financial institutions to meet its working capital needs for business operations.

Based on the aforementioned plans, the Board of Management has assessed and is confident that the Group will have sufficient working capital for its business operations and adequate cash flows to meet its due obligations over the next 12 months from the date of issuance of these separate financial statements. Accordingly, the Group's interim consolidated financial statements for the six-month period ended 30 June 2025, have been prepared on a going concern basis.

1.6 Structure of the Corporation

The Group has subsidiaries that are consolidated into the Group's interim consolidated financial statements:

Direct subsidiaries

Company's name	Main business activity	The rate of contributions	The proportion of voting rights	The rate of benefits
Hoa Binh House Corporation	Trading and developing real estate projects	99.96%	99.96%	99.96%
Hoa Binh Infrastructure Construction Investment Corporation	Investing and constructing industrial zones	97.97%	97.97%	97.97%
Hoa Binh Paint And Coatings Joint Stock Company	Manufacturing and trading of construction materials; and providing interior decoration services	79.17%	79.17%	79.17%
Hoa Binh Architects Co., Ltd	Providing architectural design services and design consulting services for construction	75.00%	75.00%	75.00%
Hoa Binh Myanmar Company Limited	Designing, constructing, and providing technical inspection services, construction management and project management services	100.00%	100.00%	100.00%

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Company's name	Main business activity	The rate of contributions	The proportion of voting rights	The rate of benefits
Hoa Binh Innovation Center Company Limited	Research and development of technology in the field of science, engineering and technology	100.00%	100.00%	100.00%
Hoa Binh Architecture And Planning Company Limited	Construction consulting, project survey, project architectural design	51.00%	51.00%	51.00%
Pax Commercial and Investment Joint Stock Company	Office building leasing and management	98.59%	98.59%	98.59%
Indirect subsidiaries				
Company's name	Main business activity	The rate of contributions	The proportion of voting rights	The rate of benefits
Okamura Sanyo Property Corporation	Real estate consulting, management, and brokerage	50.55%	50.57%	50.55%
Pax Sky Sai Gon Company Limited	Real estate consulting, management, and brokerage	99.96%	100.00%	99.96%
Tien Phat Real Estate Investment Corporation	Real estate and land use rights business, and construction of various types of houses	99.74%	99.74%	99.74%
Tien Phat Sanyo Homes Corporation	Real estate and land use rights business	99.32%	99.58%	99.32%
Sai Gon New Day Company Limited	Real estate project development business	99.74%	100.00%	99.74%
Tien Phat Tan Thuan Corporation	Real estate and land use rights business	99.24%	99.49%	99.24%
Tien Phat North-east Company Limited	Real estate business	99.74%	100.00%	99.74%
Hoa Binh Renewable Energy & Investment Corporation	Trading of construction materials, interior decoration items, promotion of trade, agency for consignment of goods, advertising services, installation, and processing of interior decoration items	86.73%	88.53%	86.73%
Pax Investment And Development Joint Stock Company	Investment in transportation infrastructure construction projects	97.53%	98.00%	97.53%
Hoa Binh – Hue Development Investment Joint Stock Company	Investment in the construction of the Le Royal An Nam luxury resort villas	93.90%	95.00%	93.90%

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Company's name	Main business activity	The rate of contributions	The proportion of voting rights	The rate of benefits
Hoa Binh Ha Noi Construction And Real Estate Company Limited	Construction of various types of houses, completion of construction works, site preparation, installation of water supply and drainage systems, interior decoration, and real estate business	93.97%	100.00%	97.97%
Moc Hoa Binh Manufacturing And Decorating Company Litmited	Manufacturing, trading, processing, and installation of wooden household items and interior decoration products	97.30%	99.31%	97.30%
HBIS One Member Company Limited	Provision of restaurant and mobile catering services	97.97%	100.00%	97.97%

Joint-venture and associates consolidated using equity method

Company's name	Main business activity	The rate of contributions	The proportion of voting rights	The rate of benefits
Hoa Binh 479 Join Stock Company	Construction of railway and road infrastructure	35.25%	35.25%	35.25%
Onwa Tech Interior Decoration Joint Stock Company (*)	Providing interior decoration services, trading of materials, and supply of installation equipment for construction	25.53%	25.53%	25.53%
Thanh Ngan Real Estate Joint Stock Company	Real estate business, including land use rights owned by the owner, user, or leased.	28.31%	28.31%	28.31%

1.7 Comparative information on the financial statements

The figures in the interim consolidated financial statements for the 06-month financial period ended 30 June 2025 are comparable to the prior period's corresponding figures.

1.8 Employees

As at 30 June 2025, the Group has 1,353 employees (31/12/2024: 1,330 employees).

2. THE FINANCIAL YEAR, ACCOUNTING CURRENCY

2.1 Financial year

The financial year of the Group is from 01 January and ended 31 December annually.

2.2 Accounting currency

The Group maintains its accounting records in Vietnamese Dong ("VND") due to the revenues and expenditures are made primarily by currency VND.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

3. APPLICABLE ACCOUNTING STANDARDS AND APPLICATION

3.1 Applicable Accounting Standards

Interim Consolidated Financial statements are prepared and presented in accordance with Vietnamese Corporate Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance and Vietnamese Accounting Standards.

The Group applied Vietnamese Accounting Standards, Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance providing guidance on enterprise accounting system, Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance amending and supplementing Circular No. 200/2014/TT-BTC and other circulars providing guidance on implementation of accounting standards of the Ministry of Finance relevant to preparation and presentation of the interim consolidated financial statements.

3.2 Comply with the Vietnamese Accounting Standards and Vietnamese Accounting System

The Board of General Directors confirmed that it has complied with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System in Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing Circular No. 200/2014/TT-BTC and other circulars providing guidance on implementation of accounting standards of the Ministry of Finance relevant to preparation and presentation of the interim financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 Basis of preparation the interim consolidated financial statements

The interim consolidated financial statements are prepared on the accrual basis of accounting (except for cash flow information).

Interim Consolidated Financial Statements are prepared based on consolidating Interim Separate Financial Statements of the Company and Interim Financial Statements of its subsidiaries under its control as at 30 June 2025.

The financial statements of the subsidiary are consolidated from the purchase date when the Company starts control to the date it ceases the control.

The subsidiaries' financial statements are prepared for the same accounting period as the Parent Company's under the accounting policies in consistency with the Parent Company's.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated financial statements.

Non-controlling interest

Non-controlling interests represent the portion of profit or loss and net assets not held by the owners of a subsidiary and are presented separately in the interim consolidated income statement and separately from the owners' equity in the interim consolidated balance sheet.

Business combination and goodwill

All business combinations shall be accounted for by applying the purchase method. The cost of a business combination includes the aggregate of the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer, in exchange for control of the acquiree plus any costs directly attributable to the business combination. The acquiree's identifiable assets, liabilities and contingent liabilities in business combination are measured at their fair values at the acquisition date.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

The goodwill or interest from a cheap purchase is defined as the difference between the cost of the business combination and acquirer's interest in the net fair value of the identifiable assets at the acquisition date held by Parent. Cheap purchase interest (if any) will be recognized in the consolidated income statement. Goodwill is allocated to costs by the straight-line method for an estimated useful period of 10 years. Periodically the Company will assess goodwill losses at the subsidiary, if there is evidence that the loss of goodwill is greater than the annual allocation, the allocation shall be based on the loss of goodwill in the year of arising.

Investment in associates

An associate is a company in which the Group has significant influence but which is neither a subsidiary nor a joint venture of the Group. Significant influence is demonstrated by the right to participate in decisions regarding the financial and operating policies of the investee, without controlling those policies.

The business performance, assets, and liabilities of associates are consolidated in the interim financial statements using the equity method. Investments in associates are initially recorded at cost in the balance sheet and are subsequently adjusted for changes in the Group's share of the net assets of the associates. If the Group's share of the losses of an associate equals or exceeds the carrying amount of the investment, the Group does not continue to recognize further losses on the consolidated financial statements. In such cases, the value of the investment presented in the financial statements is zero (0). If the associate subsequently generates profits, the Group will only recognize its share of those profits after the previously unrecorded net losses have been offset.

Joint venture capital contribution

Joint venture capital contributions are agreements based on the execution of contracts whereby the Group and the participating parties engage in economic activities under joint control. Joint control is understood as the contractual right of the joint venture partners to jointly govern the financial and operating policies of an economic activity based on an agreed contract.

The Group's capital contribution to the jointly controlled economic activity is presented in the consolidated financial statements using the equity method. Under the equity method, the joint venture capital contribution is initially recorded at cost and subsequently adjusted for changes in the Group's share of the net assets of the jointly controlled economic activity.

In cases where the Group transacts with its joint ventures, any unrealized profits or losses corresponding to the Group's share of the capital contribution in the joint venture are eliminated from the consolidated financial statements.

4.2 Foreign currency transactions

Transactions arising in currencies other than the Group's accounting currency (VND) are accounted for at the actual exchange rate on the transaction date according to the following principles:

- Transactions giving rise to receivables are recorded at the buying exchange rate of the commercial bank designated by the Group for customer payments;
- Transactions giving rise to payables are recorded at the selling exchange rate of the commercial bank where the Group intends to conduct the transaction; and
- Transactions involving the immediate purchase of assets or payment of expenses in foreign currency (not through payable accounts) are recorded at the buying exchange rate of the commercial bank where the enterprise makes the payment.

Closing balance of monetary items (cash, cash equivalents, payables and receivables, except for prepayments to suppliers, prepayments from customers, pre-paid expenses, deposits and unearned revenue) denominated in foreign currencies should be revaluated at the actual rate ruling as of the balance sheet date.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

- For asset accounts, applying bid rates of commercial banks where the Group regularly conducts transaction;
- For liability accounts, applying offer rates of commercial banks where the Group regularly conducts transactions.

Foreign exchange differences, which arise from foreign currency transactions during the year, shall be included in the income statement. Foreign exchange differences due to the revaluation of ending balances of the monetary items in foreign currencies after offsetting their positive differences against negative differences shall be included in the income statement.

4.3 Accounting estimates

The preparation of Interim Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of General Director to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Interim Consolidated financial statements and the reported amounts of revenues and expenses during the 06-month financial period.

The estimates and assumptions that have a material impact in the Interim Consolidated Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated useful life of fixed assets;
- Allocation of prepaid expenses and goodwill;
- Classification and provision of financial investments;
- Estimated provision for payables;
- Estimated corporate income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Group and that are assessed by the Board of General Directors to be reasonable under the circumstances.

4.4 Cash and cash equivalents

Cash comprises cash on hand, cash in bank (demand deposits). Cash equivalents are short-term highly liquid investments with an original maturity of less than three months from the investment's date that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value at the balance sheet date.

4.5 Financial investments

Short-term and long-term investments are presented at cost less any provision for impairment of investments (if any).

A provision for impairment of investments is established when the market value of an investment falls below its cost or if the investee company incurs a loss. The provision is reversed when there is a subsequent increase in the recoverable value due to an objective event occurring after the provision has been recognized. Increases or decreases in the provision account balance are recorded as financial expenses in the Income Statement.

Held-to-maturity investment

Investments are classified as held-to-maturity when the Group has the intention and ability to hold them until maturity. Held-to-maturity investments include: term bank deposits and loans held to maturity with the purpose of earning periodic interest.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Loan receivables

Loans are the amounts granted according to contracts and agreements signed between the two parties for the purpose of periodically collecting interests and recorded at the original cost less provision for doubtful debts.

The provision for doubtful debts is made on the basis of the estimates on the loss due to overdue, undue debts that are unlikely to be recovered because of the insolvency.

4.6 Receivables

Trade and other receivables are stated at cost less provision for doubtful debts.

The classification of receivables is trade receivables and other receivables, which is complied with the following principles:

- Trade receivables reflect the nature of the receivables arising from commercial transactions with purchase - sales between the Group and buyer (an independent unit against the Group).
- Other receivables reflect the nature of the receivables arising from non-commercial transactions, and not to be related to the purchase – sales transactions.

The provision for doubtful debts represents the estimated loss due to non-payment arising on receivables that were outstanding at the balance sheet date.

Increases and decreases to the provision balance are recognised as general and administration expense in the income statement.

4.7 Inventories

Inventories are presented at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

Inventories are initially recognized at cost, which includes purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their present location and condition at the initial recognition date. After initial recognition, at the date of preparing the separate financial statements, if the net realizable value of the inventories is lower than their cost, the inventories are recognized at their net realizable value.

Net realizable value represents the estimated selling price of inventory during the normal production and business less the estimated costs to completion and the estimated costs necessary to consume them.

The cost of sold real estate is recognized in the separate Income statement using the specific identification method.

Cost of inventories is determined on first in, first out method and the perpetual method is used to record inventories.

A provision for inventory is established for the anticipated loss in value due to the impairment of materials, finished goods, and merchandise inventories owned by the Group, which may occur (due to price reductions, quality deterioration, obsolescence, etc.), based on reasonable evidence of impairment at the end of the 06-month financial period. Any increases or decreases in this provision are recognized as part of the cost of goods sold in the Income statement.

4.8 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

The historical cost of tangible fixed assets includes all the expenses that the Group incurs to get fixed assets by the time the asset is put into a state ready for use. Costs incurred after initial recognition is only recorded as increase in cost of fixed assets if these costs are sure to increase economic benefits in the future by using these assets. The costs incurred are not satisfied conditions are recognized as an expense in the period.

When selling or liquidating assets, their cost and accumulated depreciation of the assets are written off in the financial statements and any gain or loss which are arising from disposal are recorded in the income statement.

Depreciation of tangible fixed assets which is calculated under the straight-line depreciation method with useful time of the asset is estimated as follows:

Type of fixed assets	Years
Building, structures	05 – 50
Machinery and equipments	03 – 12
Transportation and transmission vehicles	08 – 10
Office equipments	05 – 08

4.9 Intangible fixed assets

Intangible fixed assets determined at the initial costs less amortization.

The initial cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Costs relating to intangible assets incurred after initial recognition are recognized to the income statement, except for costs which are related to the specific intangible assets and increase benefits economic from these assets.

When assets are sold or liquidated, their cost and accumulated amortisation are removed from the balance sheet and any gain or loss resulting from their disposal is included in the Income statement.

The Group's intangible fixed assets include:

Computer software

The buying expenses of computer software which are not an integral part of related hardware are capitalized.

Initial cost of computer software includes all the expenses paid until the date the software is put into use.

Computer software is amortized in line with the straight-line method in 03 - 06 years.

Land use rights

Land use rights represent the total actual costs incurred by the Group directly related to the land in use, including: expenses paid to acquire land use rights, compensation costs, site clearance costs, land leveling costs, registration fees, and other related expenses.

Land use rights with an indefinite term are not subject to depreciation.

Other intangible fixed assets

Other intangible fixed assets is amortized in line with the straight-line method in 05 years.

4.10 Investment properties

Investment properties are initially recognised at historical cost.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life during business activities.

Useful time of the asset is estimated as follows:

Types of investment properties	Years
Building, structures	03 – 50

4.11 Construction in progress

Construction in progress presents the directly expenses related to the Corporation's assets which are in the status of the building, machinery in the status of assembling for manufacturing, leasing and managing as well as expenses related to repairing fixed assets (including interest expenses suitable for relevant accounting policies of the Group). Those assets are stated at cost and are not allowed to depreciate.

4.12 Property lease

The determination of whether an arrangement is a lease is based on the substance of the arrangement at inception: whether the performance of the arrangement is dependent on the use of a specific asset and whether the arrangement conveys a right to use the asset.

A lease is classified as a finance lease if the lessor transfers substantially all the risks and rewards incidental to ownership of the asset to the lessee. All other leases are classified as operating leases.

In case the Group is the lessee

Rent payments under operating leases are recognised in the consolidated statement of comprehensive income on a straight-line basis over the lease term.

In case the Group is the lessor

Assets held under operating leases are recognised as either fixed assets or investment property in the interim consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the consolidated statement of comprehensive income when incurred.

Income from operating leases is recognised in the consolidated statement of income on a straight-line basis over the lease term.

4.13 Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods. Types of prepaid expenses include:

Tools and supplies

Tools and supplies that have been put into use are allocated on the straight-line basis from 06 months to 24 months.

Prepaid land rental expenses

Prepaid land rental represents the amount of land rental paid for the land currently used by the Group. Prepaid land rental is allocated to expenses using the straight-line method over the corresponding land lease term.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Other prepaid expenses

Bank guarantee fees and insurance costs are allocated over the duration of the respective guarantee and insurance contracts.

Other prepaid expenses are recognized at cost and allocated using the straight-line method based on the estimated useful life.

4.14 Accounts payables and accrued expenses

Accounts payable and accrued expenses are recognized for amounts to be paid in the future, which related to receive the goods and services. Accrued expenses are recorded based on reasonable estimates payments.

The classification of liabilities is trade payable, accrued expenses and other payables, which complied with the following principles:

- Trade payables reflect the nature of the payables arising from commercial transactions with purchase of goods, services, property between the Group and an independent seller including payable when imported through a trustee.
- Accrued expenses reflect the payables for goods and services received from the seller or provided with the purchaser but have not been paid until having invoices or having insufficient billing records, accounting records, and payables to employees including salary, production costs, sales must accruals.
- Other payables reflect the nature of the payables of non-commercial, not related to the purchase, sales, rendering services transactions.

4.15 Salary

Salary expenses are allocated in income statement in accordance to basic salary and allowances which signed the labour contract.

4.16 Salary deduction

- The Group and employees are required to contribute 17.5% and 8% of the salary on labor contract of each employee to social insurance fund.
- The Group and employees are required to contribute 3% and 1.5% of the salary on labor contract of each employee to health insurance fund.
- The Group is required to contribute 1% and employees are required to contribute 1% of the salary on labor contract of each employee to unemployment insurance fund.
- Trade unions fees deducted on salaries to the cost of 2%.

4.17 Bond issuance

The Group issues ordinary bonds for long-term borrowing purposes.

The Group ordinary bonds are issued at par value, and the carrying value of the bonds is reflected on a net basis by deducting issuance costs from the face value of the bonds.

Bond issuance costs are gradually allocated over the term of the bond using the straight-line method and recognized as financial expenses. Initially, bond issuance costs are recorded as a reduction in the carrying amount of the bond's principal debt. Periodically, these costs are allocated by increasing the principal value and recording them as financial expenses in accordance with the recognition of interest payable on the bonds.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

4.18 Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

- The Group has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting year.

Provisions for payables are recorded as operating expenses of the accounting year. In case provision made for the previous accounting year but not used up exceeds the one made for the current accounting year, the difference is recorded as a decrease in operating expenses. The excess of the provision for payables relating to construction warranty is recorded as other income in the fiscal year.

Provision for construction warranty

Provision for construction warranty is made at a rate of 0.5% of revenue generated during the period.

Severance allowance provisions

Under Vietnamese Labor Code, employees of the Group who have worked regularly for at least 12 months are entitled to severance pay. The period of employment used to calculate severance pay is the total actual working time for the Company minus the time the employee has participated in unemployment insurance as required by law and the time the Group has paid severance pay.

The severance allowance for employees is deducted in advance at the end of each financial year at a rate equal to half of the average monthly salary for each year of service. The average monthly salary used to calculate the severance allowance is based on the average salary of the latest six months prior to the end of the financial year. This advance deduction is used for a one-time payment when the employee terminates their labor contract according to current regulations.

4.19 Borrowings and borrowing costs

Borrowings are total amounts the Group owes to banks, institutions, financial companies and other objects (excluding borrowings under the form of bond or preferred stock issuance which require the issuer to repurchase at a certain time in the future).

Borrowings are monitored in detail according to creditor, agreement and borrowed asset.

Principles for recording borrowing costs

Borrowing costs are loan interest and other costs incurred in direct relation to borrowings of an enterprise; Borrowing costs are recognised as an expense in the period in which they are incurred, except where the borrowing costs related to borrowings in respect of the construction or production of uncompleted assets, in which case the borrowing costs incurred during the period of construction are computed in those assets' value (capitalised) as part of the cost of the assets concerned when they satisfy conditions stipulated in the VAS No.16 "Borrowing costs".

4.20 Capital

Owner's equity

Owner's equity is recorded according to the amount actually invested by shareholders.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Share premium

Share premium is recorded at the difference between the issuance price and the face value upon the initial issuance, additional issuance or the difference between re-issuance price and the net book value of treasury shares. Direct expenses related to additional issuance and re-issuance of treasury shares are recorded as a decrease in share premium.

4.21 Distribution of net profits

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Group as same as the law and is approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the revaluation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.

4.22 Revenue

Revenue from sales of goods

Revenue from the sales of goods shall be recognized if it simultaneously meets the following conditions:

- The Group has transferred to the buyer the significant risks and rewards of ownership of the goods.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably. When contracts define that buyers are entitled to return products, goods purchased under specific conditions, the Group shall only record turnovers if such specific conditions no longer exist and buyers are not entitled to return products, goods (unless the customer is entitled to return the goods under the form of exchange for other goods or services).
- It is probable that the economic benefits associated with the transaction will flow to the Group.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from sales of service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. In case that a transaction involves the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all following conditions are satisfied:

- The amount of revenue can be measured reliably. When contracts define that buyers are entitled to return services purchased under specific conditions, the Group shall only record turnovers if such specific conditions no longer exist and buyers are not entitled to return provided services.
- It is probable that the economic benefits associated with the transaction will flow to the company.
- The percentage of completion of the transaction at the balance sheet date can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Construction revenue

Construction revenue is initially recognized based on the contract amount, including any increases or decreases during contract execution, bonuses, and other payments, provided these amounts are likely to affect the revenue and can be reliably measured. The revenue from a construction contract is determined by the fair value of the amounts received or receivable. The determination of contract revenue is subject to various uncertainties, as it depends on future events. These estimates are typically revised as those events occur and uncertainties are resolved. Consequently, the revenue from a contract may increase or decrease over different periods.

The recognition of revenue and expenses for construction contracts is recorded under the following two cases:

- Case where the construction contract stipulates payment based on planned progress: When the outcome of the construction contract can be estimated reliably, the revenue and related expenses are recognized in proportion to the work completed, as determined by the contractor at the financial reporting date, irrespective of whether the progress payment invoice has been issued or the amount stated on the invoice.
- Case where the construction contract stipulates payment based on the value of work performed: When the outcome of the construction contract can be estimated reliably and is confirmed by the customer, the revenue and related expenses are recognized in proportion to the work completed and confirmed by the customer during the period, as reflected in the issued invoice.

For fixed-price construction contracts, the outcome of the contract is considered reliably estimated when the following four conditions are met simultaneously: 1. The total contract revenue can be reliably measured; 2. The enterprise will derive economic benefits from the contract; 3. The costs to complete the contract and the portion of work completed at the financial reporting date can be reliably measured; 4. The costs related to the contract can be clearly identified and reliably measured, allowing the actual total contract costs to be compared with the total estimated costs.

For construction contracts with additional costs, the outcome of the contract is considered reliably estimated when the following two conditions are met simultaneously: 1. The enterprise will derive economic benefits from the contract; 2. The costs related to the contract can be clearly identified and reliably measured, regardless of whether they are reimbursable or not.

Revenue from infrastructure leasing

In the case of leasing land with attached technical infrastructure in industrial parks where advance rent for multiple years is received, revenue recognition is carried out based on the principle of allocating the prepaid rent appropriately over the lease term. If the lease term accounts for 90% of the useful life of the asset, the Group recognizes revenue once for the entire prepaid rent if it meets the following conditions simultaneously:

- When transactions comply with the provisions of the Vietnamese Accounting Standard No.06 - Lease, the lessee does not have the right to terminate the lease contract, and the lessor is not obligated to refund the prepaid amount received in any case and under any circumstances.
- The prepaid amount from leasing is not less than 90% of the total expected lease amount according to the contract throughout the lease term, and the lessee must pay the entire rent amount within 12 months from the commencement of leasing the asset;
- The majority of risks and benefits associated with the ownership rights of the leased assets have been transferred to the lessee;
- The historical cost of leasing activities must be reasonably estimated by the Group.

Financial income

Interest

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Dividends and profits received

Dividends and profit received are recognized when the Group receive the notice of dividends or profit from the capital contribution. Dividends received in the form of shares are only tracked by the increase in the number of shares, without recognizing the value of the shares received. Dividends received related to periods prior to the acquisition of the investment are deducted from the value of the investment.

Other income

Income from the disposal or liquidation of fixed assets; penalties received due to customer contract breaches; bonuses from customers related to the sales of goods, products, or services not included in revenue; and Other income.

4.23 Revenue deductions

Revenue deductions from sales of goods and rendering of services arising in the year include: Trade discounts, sales discounts.

Trade discounts incurred in the same period of sale of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Group records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Financial Statements, it is then recorded as a decrease in revenue on the Financial Statements of the reporting period (the previous year); and if it is incurred after the issuance of Financial Statements, it is recorded as a decrease in revenue of incurring period (the next year).

4.24 Cost of goods sold and services rendered

Cost of goods sold are the cost of products, goods, materials sold or services sold in the period; expenses related to trading the investment properties and other expenses recorded in the cost of goods sold or recorded a decrease in the cost of goods sold in reporting period. The cost of goods sold is recorded at the date the transaction incurs or likely to incur in the future regardless payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on conformity principles. Expenses exceeding normal consumption level are recorded immediately to the cost of goods sold on prudent principle.

4.25 Financial expenses

Financial expenses include expenses or loss related to the financial investment, borrowing cost, contribution in joint-venture, associate; Provision for devaluation of financial investment and other financial expenses.

Financial expenses are recorded in details by their content and determined reliably when there are sufficient evidences on these expenses.

4.26 Corporate income tax

Corporate income tax expenses for the year comprises current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount is calculated on assessable income. Assessable income is different from accounting profit due to the adjustments of temporary differences between accounting and tax, non-deductible expenses as well as adjusted income are not taxed and losses be transferred.

Deferred income tax

Deferred income tax is the corporate income tax will pay or will be refunded by the temporary differences between the carrying amounts of assets and liabilities for the purpose of preparing the

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

financial statements and the basis to calculate income tax. Deferred income tax is recognized for all temporary differences tax. Deferred tax assets are only recognized when the certainty of future get the taxable profits to use those temporary deductible differences.

The carrying amount of deferred tax assets are reconsidered at closing of the financial period and will be reversed to make sure that there is enough taxable profit to allow the benefit assets to be used fully or partly. The deferred tax assets were not previously recognized is reconsidered at closing of the financial period and is recognized when it is sure to enough taxable profit to be able to use this deferred tax assets.

Deferred tax assets and deferred income tax payable is calculated at the estimated tax rates that is applied in the asset is realized or the liability is settled in accordance with the tax rates in effect at closing financial period. Deferred income tax is recognized in the income statement and record directly to equity when the tax relates to items directly to equity.

Deferred tax assets and deferred income tax payables are off set as follows:

- The Group has a legal right to offset between current income tax assets and current income taxes payable; and
- Deferred tax assets and deferred income tax payables are related to corporate income tax is administered by the same tax authority:
 - For the same taxable company; or
 - The Group intends to pay current income taxes and deferred tax assets on the basis of net assets or recovered asset at the same with the payment of liabilities for each of periods in future when the materiality of deferred income tax or deferred tax assets to be paid or recovered.

Tax incentives policies

The Group enjoys corporate income tax incentives for taxable income generated from solar energy projects of its subsidiaries: Hoa Binh Infrastructure Construction Investment Corporation and Hoa Binh Renewable Energy & Investment Corporation. Accordingly, the projects apply a preferential corporate income tax rate of 10% for a period of 15 years, exempt from corporate income tax for 4 years and a 50% reduction in the payable tax for the following 9 years. During the year, the projects are within the period of corporate income tax exemption.

Tax settlement of the Group will be assessed by the Tax Department. Due to the application of laws and regulations on taxes for different incurred transactions which can be explained in many different ways, tax payable presented in the financial statements can be immediately changed according to the decision of the tax authorities.

4.27 Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund and allowance for the Board of Management) by the weighted average number of ordinary shares outstanding during the period.

4.28 Segment reporting

A business segment is a distinguishable component of the Group that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Group that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

4.29 Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

The following Companies/ Individuals are considered related parties:

Related parties	Relationship
Hoa Binh 479 Join Stock Company	Associate company
Onwa Tech Interior Decoration Joint Stock Company	Associate company
Thanh Ngan Real Estate Joint Stock Company	Associate company
The members of the Board of Management, the Audit Committee, the Board of Supervisors, the Board of General Directors and individuals related to key management members.	Key management members and individuals related to key management members.

5. ADDITIONAL INFORMATION TO ITEMS IN THE INTERIM CONSOLIDATED BALANCE SHEET**5.1 Cash and cash equivalents**

	30/06/2025	01/01/2025
	VND	VND
Cash on hand - VND	3,067,247,043	1,682,392,299
Cash in bank	94,407,243,492	259,975,004,441
Cash equivalents	4,024,480,681	6,500,000,000
	101,498,971,216	268,157,396,740

5.2 Short-term trade receivables

	30/06/2025	01/01/2025
	VND	VND
Receivables from other customers		
Matec Construction Machinery Joint Stock Company	569,892,430,710	79,550,010,815
Gamuda Land (HCMC) Joint Stock Company	467,051,193,322	346,793,401,225
Dat Phuong Nam Construction And Trading Corporation	431,026,683,218	431,026,683,218
Ecopark Corporation Joint Stock Company	239,924,006,958	240,202,628,075
Sunshine Group Development Joint Stock Company	284,591,967,072	284,591,967,072
Vinhomes Joint Stock Company	134,775,756,235	177,184,539,798
Terra Gold Vietnam Joint Stock Company	23,995,818,283	224,463,119,282
Aqua City Company Limited	102,497,044,161	171,107,561,174
Phu Quoc Civil Construction Limited Liability Company	101,190,381,428	144,089,515,115
Tan A Dai Thanh Meyland Group Real Estate Joint Stock Company	116,037,157,342	122,429,651,632
Others	4,215,462,048,417	4,630,107,588,529
	6,686,444,487,146	6,851,546,665,935

These trade receivables are being used as collateral for short-term loans at the Bank (Notes 5.22).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.3 Short-term advances to suppliers

	30/06/2025 VND	01/01/2025 VND
Advances to related parties		
Onwa Tech Interior Decoration Joint Stock Company	4,295,714,316	4,295,714,316
Advances to other organizations and individuals		
ALB & Partners Law Firm	109,269,356,877	109,269,356,877
hong ha investment and trade joint stock company	105,324,873,301	105,324,873,301
Vietnam Kandeko Co., LTD - Ho Chi Minh City Branch	99,486,777,495	89,013,357,109
VinTech Investment Building Joint Stock Company	66,258,002,933	56,123,049,028
Greenhouse Group Investment And Construction Joint Stock Company	48,482,274,289	45,210,910,907
Anh Viet Mechanical and Aluminum Glass Corporation	24,972,074,777	24,972,074,777
My Khang Trading Producing Company Limited	19,281,388,212	19,281,388,212
Jesco Hoa Binh Engineering JSC	13,694,817,215	13,694,817,215
Minh Duc Concrete & Construction Company Limited	-	19,141,886,051
Other suppliers	591,153,072,752	662,785,496,146
	1,082,218,352,167	1,149,112,923,939

5.4 Construction contract-in-progress receivables

	30/06/2025 VND	01/01/2025 VND
Receivables from other customers		
New Town Development Company Limited	173,379,795,756	60,000,014,613
Quang Minh Business and Construction Joint Stock Company	124,490,373,682	124,490,373,682
Da Lat Valley Real Estate Company Limited	119,086,398,367	92,042,389,974
Capitaland - Hien Duc Joint Stock Company	104,731,883,768	104,731,883,768
Thaiholdings Joint Stock Company	102,564,995,384	150,250,228,764
Ecopark Corporation Joint Stock Company	91,728,437,901	95,012,446,228
Other customers	1,653,038,734,697	1,633,687,825,230
	2,369,020,619,555	2,260,215,162,259

These construction contract-in-progress receivables are being used as collateral for short-term loans at the Bank (Notes 5.22).

5.5 Short-term loan receivables

	30/06/2025 VND	01/01/2025 VND
Receivables from related parties		
Mr. Vo Minh Hoang	1,789,890,000	1,789,890,000
Receivables from others		
Matec Construction Machinery Joint Stock Company	91,714,429,449	83,362,557,628
Mr. Le Anh Dung	4,359,635,693	4,359,635,693
White Steel Company Limited	2,439,946,014	2,439,946,014
Golden Lotus Securitiess Corporation	1,750,047,228	1,637,364,433
New Horizon Real Estate Company Limited	-	36,437,313,395
Sai Gon Real Estate Investment Consulting Single Member Limited Liability Company	-	18,000,000,000
Others	57,558,409,040	109,163,862,694
	159,612,357,424	257,190,569,857

The short-term loans with outstanding balances as of 30 June 2025, were executed under unsecured loan agreements, with loan terms not exceeding 12 months and interest rates ranging from 8% to 11% per annum.

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.6 Other short-term, long-term receivables

5.6.1 Other short-term receivables

	30/06/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
Related parties				
Hoa Binh 479 Join Stock Company	2,498,684,358	-	-	-
Onwa Tech Interior Decoration Joint Stock Company	1,944,918,073	-	-	-
Other receivables from key management members	18,114,196,013	-	-	-
Others				
Advances for employees	-	-	99,500,000,000	-
- Implementation of agreements on issuing shares to partners	-	-	138,451,358,600	-
- To purchase shares at Pax International Invest Joint Stock Company	-	-	332,977,916,962	(82,266,753,480)
- Advances for construction materials, goods, and travel expenses	233,674,099,093	(8,410,184,995)	120,000,000,000	-
Advances for the Chairman	-	-	385,302,200,000	(205,147,652,851)
Deposits for project and apartment purchases	385,297,200,000	(205,147,652,851)	483,233,833,722	-
Receivables from payments on behalf of others (i)	504,712,542,754	-	290,788,401,334	-
Receivables from liquidation of asset	-	-	39,637,315,070	-
Receivables from liquidation of investments (ii)	39,644,815,071	-	74,554,981,799	-
Receivables from sale of trade receivables (iii)	74,554,981,799	-	152,183,019,148	(39,262,940,435)
Late payment interest	209,555,432,459	(39,262,940,435)	4,533,254,563	-
Interest receivables from banks, from loan receivables	4,709,940,531	-	2,694,833,301	-
Dividends and profits receivables	2,694,833,301	-	21,309,790,850	-
Other receivables from employees	69,957,816,825	-	30,111,870,611	-
Deposit	39,041,929,230	-	216,133,715,085	(27,839,003,155)
Other receivables	11,849,164,606	(27,839,103,155)	2,391,412,491,045	(354,516,349,921)
	1,598,250,554,113	(280,659,881,436)		

(i) The Group made payments on behalf of subcontractors for the purchase of materials.

(ii) Receivables from Mr. Pham Dieu under the share transfer contract No. 49/2024/HD-HBC..JHE dated 25 June 2024, with the amount of VND 38,326,772,000.

(iii) Receivables from Saigon Asset Trading and Management Joint Stock Company under debt sale contract No. 3011A/2023/HBC-247 dated 30 November 2023 and contract appendix No. 01 dated 30 November 2023 and receivables No. 3011C/2023/HBC-247 dated 30 November 2023 and contract appendix No. 01 dated 30 November 2023 with the total value of receivables from debt sale of VND 156,426,087,786, the value of the principal debt sold is VND 173,040,566,692.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.6.2 Other long-term receivables

	30/06/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
Advances for employees (*)	-	-	125,326,938,188	-
Deposit term	129,835,194,603	-	129,810,321,093	-
Others	2,021,529,462	-	967,757,741	-
	131,856,724,065	-	256,105,017,022	-

(*) Advances for employees arising in 2022 amounted to VND 266 billion for the release of approximately 45 million shares of the Board of Directors' family at several securities companies. Subsequently, these shares were re-pledged to Vietnam Maritime Commercial Joint Stock Bank (MSB) as collateral for payment guarantees related to certain bond issuances. The advance will be reimbursed to the Group once the Group returns the pledged shares to the Chairman's family at MSB. Interest income from the advance of VND 266 billion will be offset against interest expenses from the share borrowing arrangement, as approved by the Board of Directors under the Board Meeting Minutes No. 11/2023/BB-HDQT.HBC and Resolution No. 30.4/2023/NQ-HDQT.HBC dated 20 May 2023. During the period, Mrs. Pham Thi Quoc Huong fully settled the outstanding balance.

5.7 Overdue debts

	30/06/2025		01/01/2025	
	Original value VND	Recoverable value VND	Original value VND	Recoverable value VND
Quang Minh Business And Construction JSC	182,636,665,903	(175,787,642,008)	182,636,665,903	(175,787,642,008)
Cau Giay Investment Trading Services JSC	121,888,827,177	(121,756,034,640)	121,888,827,177	(120,027,531,192)
An Trung Phat House Management And Construction Joint Stock Company	71,124,662,057	(70,840,829,057)	71,124,662,057	(70,840,829,057)
Construction & Urban Development JSC	129,828,770,259	(129,082,335,767)	129,828,770,259	(129,082,335,767)
TMS Group Joint Stock Company	112,472,954,437	(112,472,954,437)	112,472,954,437	(112,472,954,437)
Others	1,884,289,027,841	(1,232,054,998,448)	1,804,742,542,261	(1,288,864,265,422)
	2,502,240,907,674	(1,841,994,794,357)	2,422,694,422,094	(1,897,075,557,883)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

The aforementioned bad debts have been fully provisioned by the Group. The recoverable value of these debts is determined by the original amount of the receivables minus the provision value of each specific receivable that has been provisioned. The Group continues to take measures to recover the receivables mentioned above. Additionally, according to the provisions of the contract, the Group may be entitled to late payment penalties, late payment interest and compensation for damages due to the counterparties' breaches of contract. The Group cannot yet accurately estimate the full extent of potential income (benefits) that may arise while it is still in the process of working with debtors and some amounts are being resolved through civil litigation activities to recover debts as well as related benefits. These benefits are only recognized by the Group as assets in the separate interim statement of financial position when accepted for payment by counterparties or when received in cash and other assets during the debt recovery process.

Movements in provision for doubtful debts are as follows:

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Opening balance	1,897,075,557,883	2,476,507,836,278
Provision in period	-	58,598,714,360
Reversal in period	(55,080,763,526)	(486,199,119,410)
Closing balance	1,841,994,794,357	2,048,907,431,228

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.8 Inventories

	30/06/2025		01/01/2025	
	Cost VND	Provision VND	Cost VND	Provision VND
Raw materials	947,988,455,886	-	691,195,478,041	-
Tools and supplies	20,279,429,863	(34,586,144)	18,654,722,959	(34,586,144)
Work in progress (*)				
- Real estate	156,290,487,842	-	806,331,368,821	-
- Construction	372,614,581,588	(15,970,716,277)	361,263,423,559	(15,970,716,277)
- Industrial park development	134,385,588,081	-	121,790,535,735	-
- Others	31,938,320,932	(879,731,442)	61,123,061,828	(879,731,442)
Finished goods	34,376,276,478	(21,966,775,160)	26,162,572,076	(21,966,775,160)
Goods	481,034,610,864	(723,113,389)	310,006,594,818	(723,113,389)
Goods on consignment	174,419,843	-	174,419,843	-
	2,179,082,171,377	(39,574,922,412)	2,396,702,177,680	(39,574,922,412)

(*) Detailed expenses related to the unfinished real estate business operation:

	30/06/2025 VND	01/01/2024 VND
Residence residential project (Pax Residence) in Long Thoi commune, Nha Be district, Ho Chi Minh City (**)	156,290,487,842	156,201,415,402
Ascent Lakeside Tower commercial and residential skyscraper project on Nguyen Van Linh Street, Tan Thuan Tay ward, District 7, Ho Chi Minh City (***)	-	11,611,796,378
Ascent Plaza high-rise residential and commercial project at 375- 377 No Trang Long, Ward 13, Binh Thanh District, Ho Chi Minh City (***)	-	629,454,904,281
Others (***)	-	9,063,252,760
	156,290,487,842	806,331,368,821

(**) This represents the work-in-progress costs of the Hoa Binh Residential Area project (Pax Residence Long Thoi, Nha Be), which was approved by the People's Committee of Ho Chi Minh City under Decision No. 784/QD-UBND dated 29 February 2016, with the project name Hoa Binh Apartment Complex (an independent social housing development project) developed by the Group as the investor in Long Thoi Commune, Nha Be District, Ho Chi Minh City, on a land area of 30,209 m². The project scope includes 902 units with a building height of 12 stories and surrounding infrastructure. However, under Document No. 6902/UBND-DT dated 6 November 2017, the People's Committee of Ho Chi Minh City approved the Group's request to convert a portion of the project into commercial housing, specifically: converting the 902 social housing apartment units into 462 social housing apartment units and 92 terraced houses designated as commercial housing. On 30 June 2020, the People's Committee of Nha Be District issued Decision No. 949/QD-UBND approving the adjusted 1/500-scale detailed urban planning for the project. Currently, the Group is engaged in negotiating compensation agreements and developing an investment plan for constructing connecting roads to the project prior to commencing construction, while also undertaking other necessary activities to finalize the content of the investment approval in accordance with the detailed planning and to obtain a Construction Permit.

(***) Notes 5.12.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Movements in provision for declined inventories are as follows:

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Opening balance	(39,574,922,412)	(55,439,373,282)
Provision/ (reversal) in period	-	-
Closing balance	(39,574,922,412)	(55,439,373,282)

5.9 Short-term, long-term prepaid expenses

5.9.1 Short-term prepaid expenses

	30/06/2025 VND	01/01/2025 VND
Rental of office	999,847,887	593,994,887
Tools and supplies	6,079,007,638	7,934,110,251
Bank guarantee fees	-	2,281,669,704
Others	9,831,814,909	4,865,454,065
	16,910,670,434	15,675,228,907

5.9.2 Long-term prepaid expenses

	30/06/2025 VND	01/01/2025 VND
Tools and supplies	58,514,738,808	13,007,056,592
Prepaid land rental fees (*)	59,137,978,161	55,178,679,019
Bank guarantee fees	2,750,500,309	4,379,392,514
Brokerage costs	78,627,384,742	79,690,044,929
Insurance expenses	2,915,557,798	2,799,589,172
Others	21,311,475,144	30,376,525,910
	223,257,634,962	185,431,288,136

(*) This is the rent for a plot of land with an area of 24,512 m² in High-Tech Park, Tang Nhon Phu Ward, Ho Chi Minh City with a lease term of 50 years (until 03 February 2066) to implement the Hoa Binh Innovation Center, with an amount of VND 51,477,360,182.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.10 Increase/ Decrease of tangible fixed assets

Cost	Building, structures VND	Machinery and equipment VND	Vehicles VND	Office equipment VND	Total VND
As at 01/01/2025	30,786,187,551	1,508,398,468,955	75,455,281,769	18,270,789,708	1,632,910,727,983
Purchasing in period	-	803,876,349,240	-	4,621,388,200	808,497,737,440
Transfer from capital construction investment	-	-	2,068,900,000	-	2,068,900,000
Other increase	-	21,940,965,016	-	-	21,940,965,016
Reclassification	-	(10,795,150,769)	10,761,183,496	33,967,273	-
Disposal in period	(1,682,896,648)	(63,495,315,301)	-	-	(65,178,211,949)
Decrease due to capital divestment	(15,423,463,263)	(49,575,196,505)	(8,859,254,258)	-	(73,857,914,026)
As at 30/06/2025	13,679,827,640	2,210,350,120,636	79,426,111,007	22,926,145,181	2,326,382,204,464
Accumulated depreciation					
As at 01/01/2025	12,500,194,754	923,415,849,329	74,047,445,586	17,654,900,168	1,027,618,389,836
Depreciation in period	327,177,642	88,956,434,895	4,505,077,313	561,265,681	94,349,955,531
Other increase	-	4,441,458,255	-	-	4,441,458,255
Reclassification	-	292,524,965	(190,166,781)	(102,358,184)	-
Disposal in period	(100,973,790)	(45,373,680,979)	-	-	(45,474,654,769)
Decrease due to capital divestment	(2,546,174,524)	(25,771,524,156)	(5,276,554,764)	-	(33,594,253,444)
As at 30/06/2025	10,180,224,082	945,961,062,309	73,085,801,354	18,113,807,665	1,047,340,895,409
Net book value					
As at 01/01/2025	18,285,992,797	584,982,619,626	1,407,836,183	615,889,540	605,292,338,147
As at 30/06/2025	3,499,603,558	1,264,389,058,327	6,340,309,653	4,812,337,516	1,279,041,309,055

- The historical cost of fully depreciated tangible fixed assets but still in used at 30 June 2025 is VND 411,971,547,539 (it is VND 389,642,235,182 as of 1 January 2025).
- As at 30 June 2025, net book value of tangible fixed assets which were pledged to warranty loans: VND 117,756,537,322 (as at 01 January 2025: VND 120,921,730,831).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.11 Increase/ Decrease of intangible fixed assets

	Land use rights VND	Computer software VND	Others VND	Total VND
Historical cost				
As at 01/01/2025	36,595,540,728	42,297,185,783	1,216,005,358	80,108,731,869
Purchasing in period	-	-	-	-
Disposal in period	-	(2,506,932,943)	-	(2,506,932,943)
As at 30/06/2025	36,595,540,728	39,790,252,840	1,216,005,358	77,601,798,926
Accumulated depreciation				
As at 01/01/2025	28,457,626,397	-	1,216,005,358	29,673,631,755
Depreciation in period	1,433,130,774	-	-	1,433,130,774
As at 30/06/2025	29,890,757,171	-	1,216,005,358	31,106,762,529
Net book value				
As at 01/01/2025	8,137,914,331	42,297,185,783	-	50,435,100,114
As at 30/06/2025	6,704,783,557	39,790,252,840	-	46,495,036,397

- The historical cost of fully depreciated intangible fixed assets but still in used at 30 June 2025 is VND 21,434,607,086 (it is VND 21,229,112,966 as of 1 January 2025).

- As at 30 June 2025, net book value of intangible fixed assets which were pledged to warranty loans: VND 39,790,252,840 (as at 01 January 2025: VND 39,790,252,840).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.12 Investment properties

The Group's investment properties consist of warehouses for rent in industrial zones. As at 30 June 2025, the investment properties have a historical cost of VND 167,838,199,332, accumulated depreciation of VND 4,233,872,332, depreciation for the period of VND 323,942,130. These investment properties are currently being used as collateral for bonds issued by the Group (Note 5.21).

The fair value of investment properties has not been formally assessed and determined as of 30 June 2025. However, based on the rental situation and market price of these assets, the Board of General Directors believes that the fair value of the investment properties exceeds the carrying amount at the end of the accounting period.

5.13 Capital assets in progress

	30/06/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
Work-in-progress production costs				
- Real estate (*)	702,124,796,886	-	-	-
	<u>702,124,796,886</u>	<u>-</u>	<u>-</u>	<u>-</u>

(*) Details of work-in-progress production and business costs for long-term real estate operations as of 30 June 2025:

	30/06/2025 VND
Ascent Plaza Project	620,462,630,610
Ascent CityView Project	35,025,424,387
Ascent Garden Homes Project	29,374,595,267
Other projects	17,262,146,622
	<u>702,124,796,886</u>

5.14 Goodwill

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Opening balance	61,896,518,318	61,896,518,318
Increase in period	-	-
Amortisation for the previous period	49,642,062,898	43,953,871,739
Amortisation for this period	3,083,883,432	2,593,365,244
Closing balance	<u>9,170,571,988</u>	<u>15,349,281,335</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.15 Long-term and short term financial investments

5.15.1 Held-to-maturity investments

	30/06/2025		01/01/2025	
	Original value VND	Book value VND	Original value VND	Book value VND
Short-term				
Term deposits	3,760,991,852	3,760,991,852	14,116,633,715	14,116,633,715
	3,760,991,852	3,760,991,852	14,116,633,715	14,116,633,715
Long-term				
Term deposits (a)	271,185,871	271,185,871	144,185,871	144,185,871
Long-term bonds (b)	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000
	2,271,185,871	2,271,185,871	2,144,185,871	2,144,185,871

(a) As of 30 June 2025, the Group has term deposits with a 12-month maturity placed with Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh City Branch, bearing an interest rate of 4.3% per annum. This deposit is currently being used as collateral for the bonds issued by the Group (Notes 5.22).

(b) This is an investment in bonds issued by Vietnam Joint Stock Commercial Bank for Industry and Trade with a maturity of 10 years (due in 2028) and earns floating interest rates determined by the individual deposit interest rate for a 12-month term plus 0.8% per annum.

5.15.2 Long-term financial investments

	30/06/2025 VND	01/01/2025 VND
Investment in joint ventures and associates (a)	274,942,029,909	276,399,494,346
Investments in other entities (b)	36,242,400,000	40,427,400,000
Provision for long-term financial investments	(13,637,400,000)	(14,090,372,798)
	297,547,029,909	302,736,521,548

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY
235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

(a) Investment in joint venture and associates

	30/06/2025		01/01/2025	
	Original value VND	Value under the equity method VND	Original value VND	Value under the equity method VND
Hoa Binh 479 Joint Stock Company (1)	85,000,000,000	86,860,814,932	85,000,000,000	86,662,722,481
Onwa Tech Interior Decoration JSC (2)	6,000,000,000	3,892,704,383	6,000,000,000	3,893,294,116
Thanh Ngan Real Estate Joint Stock Company (3)	193,387,000,000	184,188,510,594	193,387,000,000	185,843,477,749
	284,387,000,000	274,942,029,909	284,387,000,000	276,399,494,346

(1) Hoa Binh 479 Joint Stock Company ("479") is a joint stock company established under the Vietnamese Enterprise Law, with under Business Registration Certificate No. 2900325124 issued by the Department of Planning and Investment of Nghe An province on 3 May 2006. Its headquarters is located at No. 54 Nguyen Du Street, Truong Vinh Ward, Nghe An Province, Vietnam. The main business activities of 479 include construction of railway and road.

(2) Onwa Tech Interior Decoration Joint Stock Company ("Onwa Tech") is a joint stock company established under the Vietnam Enterprise Law, with Business Registration Certificate No. 03015435290 issued by the Department of Planning and Investment of Ho Chi Minh City on 13 December 2018. The headquarters of Onwa Tech is located at 235 Vo Thi Sau Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam. The main business activities of Onwa Tech include providing interior decoration services; trading in materials and equipment for construction installation.

Onwa Tech is an associate the Company has direct voting rate of 15.38% and indirect voting rate of 10.15% through its subsidiaries, Hoa Binh Infrastructure Construction Investment Joint Stock Company and Hoa Binh House Corporation.

(3) Thanh Ngan Real Estate Company Limited ("Thanh Ngan") is a limited liability company established under the Vietnam Enterprise Law, with Business Registration Certificate No. 0313935259 issued by Department of Planning and Investment of Ho Chi Minh City on 27 July 2016. The headquarters of Thanh Ngan is located at 56 Ho Tung Mau, Sai Gon Ward, Ho Chi Minh City, Vietnam. The main business activity of Thanh Ngan is real estate business.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

(b) Investment in other entities

	30/06/2025		01/01/2025	
	Cost VND	Provision VND	Fair value VND	Fair value VND
Viet Nam Peace Tour Joint Stock Company	21,405,000,000	-	(*)	(*)
Saigon - Rachgia Corporation	13,637,400,000	(13,637,400,000)	(*)	(*)
Jesco Asia Joint Stock Company (**)	-	-		(*)
TRV Holding Investment Group Joint Stock Company	1,200,000,000	-	(*)	
	36,242,400,000	(13,637,400,000)		40,427,400,000 (14,090,372,798)

(*) At the balance sheet date, the Group does not have any information about fair value of these investments.

Movements in provision for long-term financial investments are as follow:

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Opening balance	(14,090,372,798)	(18,063,143,919)
Provision in period	452,972,798	4,235,802,748
Closing balance	(13,637,400,000)	(13,827,341,171)

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.16 Short-term trade payables

	30/06/2025		01/01/2025	
	Amount VND	Repayment capacity VND	Amount VND	Repayment capacity VND
Related parties				
Onwa Tech Interior Decoration JSC	11,707,359,994	11,707,359,994	11,707,359,994	11,707,359,994
Others				
Anh Viet Mechanical And Aluminum Glass Corporation	31,163,522,720	31,163,522,720	36,538,762,720	36,538,762,720
Matec Group JSC	65,992,788,275	65,992,788,275	46,892,438,068	46,892,438,068
Jesco Hoa Binh Engineering JSC	34,337,004,075	34,337,004,075	39,842,624,314	39,842,624,314
Thinh Vuong Production And Trading Services Company Limited	122,603,574,737	122,603,574,737	26,851,556,564	26,851,556,564
Gamuda Land (HCMC) JSC	145,227,933,023	145,227,933,023	118,366,585,100	118,366,585,100
Kajima Vietnam Company Limited	81,604,945,298	81,604,945,298	20,081,972,187	20,081,972,187
Dat Phuong Nam Construction And Trading Corporation	157,756,375,070	157,756,375,070	157,756,375,070	157,756,375,070
Tam Quan Construction and Trading Limited Liability Company	62,760,618,210	62,760,618,210	58,912,686,219	58,912,686,219
Steel And Construction Material JSC	62,214,406,301	62,214,406,301	59,339,990,260	59,339,990,260
Others	3,488,968,558,899	3,488,968,558,899	3,594,448,815,927	3,594,448,815,927
	4,264,337,086,602	4,264,337,086,602	4,170,739,166,423	4,170,739,166,423

5.17 Short-term advances from customers

	30/06/2025 VND	01/01/2025 VND
Advances from others		
Quoc Loc Phat Joint Stock Company	-	12,668,550,721
Ecopark Corporation Joint Stock Company	84,002,893,647	84,002,893,647
Phu Loc Real Estate Investment Joint Stock Company	-	10,377,163,951
Gia Lam Urban Development And Investment Company Limited	-	10,377,163,951
Vietnam Joint Stock Commercial Bank For Industry And Trade	86,353,981,479	-
H9BC Investment Company Limited	-	85,401,833,452
Sunshine E&C Construction Joint Stock Company	109,568,655,669	109,568,655,669
Da Lat Valley Real Estate Company Limited	87,247,158,074	124,129,503,014
My Way Ha Long Investment And Hotel Joint Stock Company	79,678,500,976	79,678,500,976
Nam Dao Construction Limited Liability Company	15,307,126,768	95,305,561,117
Thaiholdings Joint Stock Company	232,441,519,665	278,815,206,275
Terra Gold Vietnam Joint Stock Company	-	105,159,357,890
Other customers	1,744,661,505,910	1,277,745,526,060
	2,439,261,342,188	2,273,229,916,723

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY
235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the 06-month financial period ended 30 June 2025

5.18 Taxes and amounts payable/ (receivables) to the State budget

	01/01/2025			Số phát sinh trong kỳ			Consolidated adjustments		30/06/2025	
	Payable VND	Receivable VND		Payable VND		Paid VND			Payable VND	Receivable VND
Value-added tax	220,550,374,654	20,901,288	160,910,369,730	327,833,046,826	74,614,738	53,551,932,910	19,751,378			
Import tax	-	11,499,102	-	-	11,499,102	-	-			
Corporate income tax	13,034,983,909	4,374,505,975	4,213,463,389	1,604,640,148	-	15,643,807,150	4,374,505,975			
Provisional corporate income tax paid on advance receipts from real estate transfer activities	-	290,280,573	-	-	-	-	290,280,573			
Personal income tax	7,515,826,375	15,476,184	9,843,975,909	5,836,369,803	109,122,080	11,412,038,827	13,204,610			
Environmental protection tax and other taxes	10,633,500	-	3,000,000	3,000,000	-	10,633,500	-			
Fees, charges, and other payables	3,375,271,555	26,389,701	2,872,472,951	5,956,700,682	-	292,043,824	27,389,701			
	244,487,089,993	4,739,052,823	177,843,281,979	341,233,757,459	172,237,716	80,910,456,211	4,725,132,237			

Value-added tax ("VAT")

The Group paid value added tax payable under deduction method. Value-added tax rate of 8% and 10% for the domestically consumed goods.

Import and export tax

The Group declares and pays according to the Customs notification.

Corporate income tax ("CIT")

The Group must pay tax income on corporate income tax calculated at the rate of 20%

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Current CIT expense for the period is estimated as follows:

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Current corporate income tax expense of the Parent Company	-	-
Current corporate income tax expense of the Subsidiaries	-	-
- Hoa Binh Paint And Coatings Joint Stock Company	94,497,540	370,410,613
- Hoa Binh Infrastructure Construction Investment Corporation	4,063,551,394	7,857,093,460
- Pax Investment And Development Joint Stock Company	-	4,406,672,923
	<u>4,158,048,934</u>	<u>12,634,176,996</u>

Deferred tax assets

	30/06/2025 VND	01/01/2025 VND
Tax rate used to determine the value of deferred tax assets	20%	20%
Deferred tax assets related to deductible temporary differences	46,385,022,694	46,142,434,714
	<u>46,385,022,694</u>	<u>491,655,502,879</u>

Deferred tax expense

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Deferred corporate income tax expense arising from taxable temporary differences	8,514,707,302	4,147,623,306
Deferred tax expense from the reversal of deferred tax assets	-	110,178,353
Deferred tax income from deductible temporary differences	(3,833,937,433)	(5,182,807,541)
Total deferred tax expense	<u>4,680,769,869</u>	<u>(925,005,881)</u>

Other taxes

The Company declared and paid according to regulations.

5.19 Short-term accrued expenses payable

	30/06/2025 VND	01/01/2025 VND
Borrowing costs	33,827,665,771	15,877,538,306
Construction costs payable to subcontractors	649,827,682,944	767,517,965,608
Real estate and industrial park development costs	90,031,277,670	89,422,053,288
Other payables	52,156,250,683	45,784,631,107
	<u>825,842,877,068</u>	<u>918,602,188,309</u>

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

In which, detailed of related parties as follows:

	30/06/2025 VND	01/01/2025 VND
Onwa Tech Interior Decoration Joint Stock Company	4,647,789,975	4,647,789,975
	4,647,789,975	4,647,789,975

5.20 Short-term unearned revenue

	30/06/2025 VND	01/01/2025 VND
Revenue received in advance for property rental	14,019,015,415	35,216,877,725
	14,019,015,415	35,216,877,725

5.21 Other short-term, long-term payables**5.21.1 Other short-term payables**

	30/06/2025 VND	01/01/2025 VND
Customers' house purchase deposits (*)	254,368,842,640	210,471,089,812
Trade union funds	9,368,852,315	10,412,734,806
Social insurance	59,468,990,051	47,713,804,918
Payable to employees for project costs	10,047,989,628	9,600,144,124
Severance allowances and employee benefit payments	20,204,357,492	18,842,759,243
Short-term deposits received and other collateral	132,602,164,729	8,200,856,991
Dividends and profits payable	411,280,195	344,486,170
Scholarship funds	1,933,500,000	1,933,500,000
Other payables	148,923,893,000	135,382,695,904
	637,329,870,050	442,902,071,968

(*) This is customers' deposits for Pax Residence project at Long Thoi, Nha Be – Notes 5.8).

Detailed of related parties:

	30/06/2025 VND	01/01/2025 VND
Mrs. Bui Ngoc Mai	235,362,645	152,082,000
Mr. Le Viet Hoa	6,182,289,745	-
Mr. Pham Hong Ha	6,142,217,178	-
	12,559,869,568	152,082,000

5.21.2 Overdue payments

	30/06/2025 VND	01/01/2025 VND
Customers' house purchase deposits	102,219,321,664	210,471,089,812
Social insurance	57,908,540,541	47,311,550,260
	160,127,862,205	257,782,640,072

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.22 Short-term, long-term loans and finance lease liabilities
5.22.1 Short-term loans and finance lease liabilities

	30/06/2025		01/01/2025	
	Original value VND	Repayment capacity VND	Original value VND	Repayment capacity VND
Short-term loans				
Short-term loans (1)	3,553,619,600,546	3,553,619,600,546	3,645,194,349,165	3,645,194,349,165
Long-term loans due to repayment (Notes 5.22.2)	90,190,084,097	90,190,084,097	52,801,709,784	52,801,709,784
Current portion of bonds payable (2)				
- PVI Opportunity Fund	-	-	86,000,000,000	86,000,000,000
- PVI Infrastructure Investment Fund	-	-	14,000,000,000	14,000,000,000
- Vietnam Bank For Industry And Trade Securities Joint Stock Company	12,400,000,000	12,400,000,000	24,600,000,000	24,600,000,000
- Bond issuance expenses	(3,129,333,328)	(3,129,333,328)	(4,287,999,996)	(4,287,999,996)
	3,653,080,351,315	3,653,080,351,315	3,818,308,058,953	3,818,308,058,953

(*) Details of arising in short-term loans during the period are as follows:

	30/06/2025	Purpose	Interest	Term	Collateral form
Commercial banks and others					
Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch	1,797,519,829,394	Supplementing working capital to serve business activities	Each disbursement	From 07/04/2025 to 30/05/2026	Land use rights, buildings and structures, machinery and equipment, financial investments and short-term trade receivables from customers
Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 1	1,296,706,764,667	Supplementing working capital to serve business activities	Each disbursement	From 16/04/2025 to 02/03/2026	Short-term trade receivables from customers
Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh City Branch	247,588,201,825	Supplementing working capital to serve business activities	Each disbursement	From 28/06/2025 to 30/06/2026	Shares, term deposits, land use rights, and short-term trade receivables from customers
Vietnam Prosperity Joint Stock Commercial Bank	27,652,027,334	Supplementing working capital to serve business activities	Each disbursement	From 15/01/2026 to 19/03/2026	Short-term trade receivables from customers
Southeast Asia Commercial Joint Stock Bank – Head office	72,024,568,462	Supplementing working capital to serve business activities	Each disbursement	From 22/07/2025 to 15/12/2025	None

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the 06-month financial period ended 30 June 2025

	30/06/2025	Purpose	Interest	Term	Collateral form
Orient Commercial Joint Stock Bank	6,536,066,090	serve business activities Supplementing working capital to	Each disbursement	12 months	Real estate
National Citizen Bank – Hanoi Branch	10,293,521,942	serve business activities Supplementing working capital to	Each disbursement	12 months	Receivables
Tien Phong Commercial Joint Stock Bank	1,598,081,531	serve business activities Supplementing working capital to	Each disbursement	12 months	Guarantee from the Parent Company
Others	93,700,539,301	serve business activities Supplementing working capital to	7.5%-9.2%/year	From 6 months to 12 months	Unsecured
Long-term loans from banks overdue for repayment	90,190,084,097				
	<u>3,643,809,684,643</u>				

(2) Detailed of current portion of bonds payable in period are as follows:

Bond issuance arranger	As at 30/06/2025	Bondholder	Purpose	Term	Collateral form
Vietnam Joint Stock Commercial Bank for Industry and Trade Securities Joint Stock Company	12,400,000,000	Vietnam Bank For Industry and Trade Securities Joint Stock Company	Supplementing working capital	31/10/2025	Term deposits, machinery and equipment
Bond issuance expenses	<u>(3,129,333,328)</u>				
	<u>9,270,666,672</u>				

The bonds carry an initial interest rate ranging from 9.5% - 11% per annum. For subsequent interest periods, the rate is floating, based on the reference rate stipulated in each contract plus a margin ranging from 4% per annum to 4.5% per annum. The collateral assets have been duly registered under secured transaction registration.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.22.2 Long-term loans

	30/06/2025		01/01/2025	
	Amount VND	Repayment capacity VND	Amount VND	Repayment capacity VND
Long-term loans				
Long-term loans (1)	202,651,814,789	202,651,814,789	207,148,812,477	207,148,812,477
Bonds	385,270,666,672	385,270,666,672	496,312,000,000	496,312,000,000
Long-term finance lease liabilities (2)	1,718,498,540	1,718,498,540	2,074,049,972	2,074,049,972
Current portion of long-term borrowings and debts within 12 months	(90,190,084,097)	(90,190,084,097)	(52,801,709,784)	(52,801,709,784)
Current portion of bonds payable due within 12 months	(9,270,666,672)	(9,270,666,672)	(120,312,000,000)	(120,312,000,000)
	490,180,229,232	490,180,229,232	532,421,152,665	532,421,152,665

(*) Details of bonds during the period are as follows:

	As at 30/06/2025	Purpose	Interest	Term	Collateral
Vietnam Prosperity Joint Stock Commercial Bank – Southern Branch	125,573,645,893	Payment for the acquisition of 13 shophouses at the Imperia Grand Duc Hoa Project, developed by Terra Gold Vietnam Joint Stock Company	Each disbursement	36 months	Collateral consisting of assets arising from the sales contract of 13 villas at the Imperia Grand Duc Hoa Project
Military Commercial Joint Stock Bank – Quang Trung Branch	10,412,463,398	Capital contribution for investment in rooftop solar power system construction	10.4%/year	84 months	Margin deposits, deposits, and savings books issued by Military Commercial Joint Stock Bank (MB), deposit contracts and savings books issued by credit institutions approved by MB; real estate; means of transportation as prescribed; receivables arising from the power purchase agreement signed between the customer and the local power company; rooftop solar power equipment system formed from the MB financing plan
KienLongBank – Nha Be Branch	1,249,960,000	Supplementing working capital	7.9%/year	84 months	01 7-seater Volkswagen car, automatic transmission, license plate No. 51L-100.35, owned by the Group, with a value of VND 2,188,000,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Ho Chi Minh City Development Joint Stock Commercial Bank	55,498,586,102	Payment of construction completion costs for Zone II – Lakeside Tower Commercial and Residential Building Project	Each disbursement	36 months	All assets formed from loan capital
Military Commercial Joint Stock Bank	8,837,159,396	Capital contribution for investment in rooftop solar power system construction	Each disbursement	07 years	All assets formed from loan capital
Vietnam Public Joint Stock Commercial Bank - Ho Chi Minh Branch	1,080,000,000	Capital contribution for the purchase of a Ford Explorer 2.3L Ecoboost Limited passenger car	13%/year	60 months	01 7-seater Ford car, license plate No. 51L-651.94, owned by Hoa Binh Paints & Coatings Joint Stock Company
Long-term loans from banks due to repayment	(90,190,084,097)				
	112,461,730,692				

(2) Detailed of the finance lease liabilities are as follows:

	As at 30/06/2025	Type of assets	Interest	Term
Vietcombank Financial Leasing Co., Ltd – Ho Chi Minh Branch	1,718,498,540	Solar power project	12-month VND savings deposit rate (interest at maturity + 3.1% per annum)	84 months (to 25/10/2027)

Loans and bonds payable are generally repaid according to the following schedule

	30/06/2025 VND	01/01/2025 VND
In 1 year	3,653,080,351,315	3,818,308,058,953
In 2 years	465,065,599,027	156,399,666,668
In 3 - 5 years	25,114,630,205	376,021,485,997
	4,143,260,580,547	4,350,729,211,618
Current portion due within 12 months	3,653,080,351,315	3,818,308,058,953
Current portion due after 12 months	490,180,229,232	532,421,152,665

5.22.3 Loans from related parties

	30/06/2025 VND	01/01/2025 VND
Mr. Le Viet Ha	11,550,000,000	15,400,000,000
Mr. Le Viet Hoa	12,092,486,444	12,087,357,561
	23,642,486,444	27,487,357,561

5.22.4 Overdue payments

The Company has no overdue debts.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.23 Short-term and long-term provisions

5.23.1 Short-term provisions

	30/06/2025	01/01/2025
	VND	VND
Provision for construction warranty	36,617,933,842	72,821,913,432
	36,617,933,842	72,821,913,432

5.23.2 Long-term provisions

	30/06/2025	01/01/2025
	VND	VND
Provision for construction warranty	163,842,931,640	148,059,767,442
Provision for severance allowance	14,823,475,000	19,116,445,596
	178,666,406,640	167,176,213,038

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY
235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.24 Owner's equity

5.24.1 Comparison schedule for changes in owner's equity

	Owners' invested equity	Share premium	Foreign exchange differences	Investment and development fund	Retained earnings	Non-controlling shareholder interests	Total
	VND	VND	VND	VND	VND	VND	VND
As at 01/01/2024	2,741,332,700,000	458,969,112,981	56,445,099	96,836,842,472	(3,240,326,644,959)	36,512,532,637	93,380,988,230
Increase from debt-to-equity share issuance	730,800,000,000	-	-	-	-	-	730,800,000,000
Profit in period	-	-	-	-	828,984,324,904	692,915,137	829,677,240,041
Other increase/decrease	-	(1,426,923,378)	-	26,276,470	8,133,068,757	1,686,257,278	8,418,679,127
As at 30/06/2024	3,472,132,700,000	457,542,189,603	56,445,099	96,863,118,942	(2,403,209,251,298)	38,891,705,052	1,662,276,907,398
As at 01/07/2024	3,472,132,700,000	457,542,189,603	56,445,099	96,863,118,942	(2,403,209,251,298)	38,891,705,052	1,662,276,907,398
Profit in period	-	-	-	-	130,801,775,719	2,483,466,846	133,285,242,565
Other increase/decrease	-	1,026,923,378	-	(153,527,217)	(26,906,400,145)	(21,629,148,649)	(47,662,152,633)
As at 31/12/2024	3,472,132,700,000	458,569,112,981	56,445,099	96,709,591,725	(2,299,313,875,724)	19,746,023,249	1,747,899,997,330
As at 01/01/2025	3,472,132,700,000	458,569,112,981	56,445,099	96,709,591,725	(2,299,313,875,724)	19,746,023,249	1,747,899,997,330
Profit in period	-	-	-	-	56,273,527,978	(4,905,898,153)	51,367,629,825
Other increase/decrease	-	-	-	-	(28,339,520,334)	(1,484,791,169)	(29,824,311,503)
As at 30/06/2025	3,472,132,700,000	458,569,112,981	56,445,099	96,709,591,725	(2,271,379,868,080)	13,355,333,927	1,769,443,315,652

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

5.24.2 Detail of owner's equity

Until 30 June 2025, the shareholders of Parent Company have fully contributed charter capital according to the initial Enterprise Registration Certificate, which is VND 3,472,132,700,000.

Shareholders	30/06/2025		01/01/2025	
	VND	Rate (%)	VND	Rate (%)
Mr. Le Viet Hai	469,876,990,000	13.53	469,876,990,000	13.53
Hyundai Elevator Co., Ltd	230,607,500,000	6.64	230,607,500,000	6.64
Other shareholders	2,771,648,210,000	79.83	2,771,648,210,000	79.83
	3,472,132,700,000	100.00	3,472,132,700,000	100.00

5.24.3 Shares

	30/06/2025	01/01/2025
Registered number of issued shares	347,213,270	347,213,270
Number of shares sold to the public		
• Ordinary shares	347,213,270	347,213,270
• Preferred shares	-	-
Number of repurchased shares		
• Ordinary shares	-	-
• Preferred shares	-	-
Number of shares in circulation		
• Ordinary shares	347,213,270	347,213,270
• Preferred shares	-	-

Par value of shares in circulation is VND 10,000/share.

5.25 Off interim consolidated balance sheet items

Foreign currencies

	30/06/2025	01/01/2025
U.S Dollar (USD)	9,746.76	4,495.67

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM CONSOLIDATED INCOME STATEMENT

6.1 Net sales of merchandise and services

	From 01/01/2025 to 30/06/2025	Fom 01/01/2024 to 30/06/2024
	VND	VND
Revenue from construction contracts (*)	1,240,285,367,575	3,590,655,316,808
Revenue from real estate transfers	-	10,591,290,943
Revenue from sales of goods, finished products	37,751,037,602	26,105,505,897
Revenue from brokerage, consulting, management and operation services	-	5,502,493,464
Revenue from real estate leasing (land, infrastructure, workshops, offices, residential properties)	94,548,269,884	158,113,080,094
Revenue from construction consulting services	-	2,142,500,000
Revenue from solar energy projects	8,783,587,891	9,209,320,490
Others	255,324,538,135	10,192,517,556
Total revenue from sales and services rendered	1,636,692,801,087	3,812,512,025,252
Revenue deductions		
Trade discounts	(244,627,818)	(286,626,905)
Total net sales	1,636,448,173,269	3,812,225,398,347

(*) Revenue from construction contracts in period

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Revenue recognised during the year of the on- going construction contracts at the end of period	1,180,699,847,892	3,391,967,065,030
Revenue recognised during the period of the completed construction contracts	59,585,519,683	198,688,251,778
	1,240,285,367,575	3,590,655,316,808

The cumulative total revenue of the ongoing construction contract recognized as of 30 June 2025 is VND 16,937,028,110.

In which, revenue with related parties

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Tien Phat Sanyo Homes Corporation	-	13,112,113,361
	-	13,112,113,361

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

6.2 Cost of sales

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Cost of from construction contracts	1,145,603,942,366	3,508,156,898,816
Cost of from real estate transfers	-	10,040,787,850
Cost of from sales of goods, finished products	5,566,926,014	14,003,009,085
Cost of from brokerage, consulting, management and operation services	5,863,765,685	4,712,336,478
Cost of from real estate leasing (land, infrastructure, workshops, offices, residential properties)	81,497,771,810	155,106,916,867
Cost of from construction consulting services	-	1,271,774,598
Cost of from solar energy projects	3,929,878,316	3,763,009,068
Others	276,804,776,407	9,536,871,643
	1,519,267,060,598	3,706,591,604,405

6.3 Financial income

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Interest income from deposits, loans	5,492,728,217	27,158,079,527
Profit from investment transfer	1,428,595,996	127,457,841,168
Late payment interest	49,919,614,598	40,791,354,394
Others	19,519,259	917,545
	56,860,458,070	195,408,192,634

6.4 Financial expenses

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Interest expense	189,615,892,213	229,801,117,451
Bond issuance expenses	-	1,158,666,668
Reversal of provisions	(454,614,718)	(4,235,802,748)
Foreign exchange losses due to revaluation of foreign currency-denominated items	212,709,729	166,578,264
Others	1,982,429,812	2,995,804,252
	191,356,417,036	229,886,363,887

6.5 Selling expenses

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Staff salaries	7,229,400,294	6,212,928,981
Depreciation expenses	1,496,649,928	1,247,824,743
Others	5,563,412,059	5,712,986,442
	14,289,462,281	13,173,740,166

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

6.6 General and administration expenses

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Staff salaries	73,803,894,685	70,658,941,462
Office supplies expenses	165,795,597	132,177,928
Depreciation expenses	2,226,156,208	1,902,995,599
Taxes, fees and charges	88,989,228	34,246,154
Provisions for doubtful debts	(39,800,618,813)	(386,234,728,902)
Goodwill	993,868,488	794,732,676
Others	34,706,890,720	65,652,500,290
	72,184,976,113	(247,059,134,793)

6.7 Other income

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Liquidation, disposal of fixed assets	139,789,883,803	532,152,103,057
Liquidation, disposal of tools and supplies	154,000	15,119,725,000
Debt sales revenue	-	13,628,974,465
Project warranty provision refund	22,391,209,941	5,326,226,428
Subcontracted business rights – gathering yard	-	4,176,523,477
Others	20,288,471,584	6,544,642,044
	182,469,719,328	576,948,194,471

6.8 Other expense

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Late interest expenses	-	4,062,698,414
Penalties	5,669,402,936	2,324,093,896
Costs associated with contract termination	9,097,405,911	11,456,426,585
Others	4,027,019,042	4,332,660,141
	18,793,827,889	22,175,879,036

6.9 Earnings per share

		From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
Accounting profit after corporate income tax	VND	56,273,527,978	828,984,324,904
Adjustments to increase/(decrease) profit for the determination of profit attributable to ordinary shareholders of the Parent Company			
- Distributed bonus and welfare funds (*)	VND	-	-
Profit or loss attributable to ordinary shareholders	VND	56,273,527,978	828,984,324,904
Average outstanding common shares of Parent Company	CP	274,133,270	274,133,270
Earnings per share	VND/CP	205	3,024

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

7. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM CONSOLIDATED CASH FLOW STATEMENT

7.1 Non-monetary transactions that affect the cash flow statement in the future

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Conversion of debt into owner's equity	-	730,800,000,000
	-	730,800,000,000

7.2 Proceeds from borrowings

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Proceeds from borrowings under normal contract	2,097,089,805,841	1,814,192,364,509
Proceeds from ordinary bonds' issuance	-	1,158,666,668
	2,097,089,805,841	1,815,351,031,177

7.3 Repayments of borrowings

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Repayments of borrowings under normal contract	2,066,044,150,523	2,048,856,256,998
Repayments of ordinary bonds' issuance	112,200,000,000	-
Payment of finance lease liabilities	18,328,608,570	-
	2,196,572,759,093	2,048,856,256,998

8. Other information

8.1 Contingent liabilities

As of 30 June 2025, the Group has overdue debts as well as disputes and litigation related to the performance of economic contracts, in which the Group is either the plaintiff or the defendant at the Court or Arbitration. These matters may give rise to late payment interest, penalties, and related expenses for the Group. Such amounts are only recognized when they can be reliably measured and when there is a certain reduction in the Group's economic benefits through negotiation or a final judgment of the Court or Arbitration.

8.2 Commitments

Operating lease commitments (lessee)

The Group is currently leasing houses, offices, and assets under operating lease contracts. As at the end of the financial period, the future minimum lease payments under the operating lease contract are presented as follows:

	30/06/2025 VND	01/01/2025 VND
Under 1 year	122,368,926,178	138,052,540,267
From 1 – 5 years	561,871,919,212	582,113,704,004
Over 5 years	518,924,630,125	580,497,326,895
	1,203,165,475,515	1,300,663,571,166

The Group has entered into land lease agreements with the State for the purpose of serving its production and business activities. Under these agreements, the Group is required either to pay

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

annual land rentals until the contract maturity date or to make a lump-sum payment for the entire lease term in accordance with prevailing State regulations.

Operating lease commitments (lessor)

The Group is currently leasing out assets under operating lease agreements. As at the 06-month financial period-end, the future minimum lease payments receivable under such operating lease agreements are presented as follows:

	30/06/2025 VND	01/01/2025 VND
Under 1 year	97,162,460,189	116,956,083,864
From 1 – 5 years	120,548,227,913	116,946,795,781
Over 5 years	29,982,148,140	21,124,580,428
	247,692,836,242	255,027,460,073

The Group has a contract to lease assets to Matec Group Joint Stock Company, including lifting equipment, concrete pumps, electromechanical machinery, and other assets. The primary purpose is for Matec to sublease these assets to HBC's beneficiaries to control asset turnover, damage, loss, and utilization efficiency. The lease term and asset management are automatically renewed at the end of each year. Rental prices and sublease terms are adjusted periodically as agreed by both parties. Matec will prioritize subleasing to designated beneficiaries. If these beneficiaries do not fully utilize the assets, Matec has the right to lease them to other partners for effective utilization.

8.3 Transactions and balances with related parties

Related parties of the Group include key management members, individuals related to key management members and other related parties.

8.3.1 Transactions and balances with key management members and individuals related to key management members

Income of key management members

Full name	Position	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Mr. Le Viet Hai	Chairman	941,884,575	923,848,969
	Vice Chairman, cum Standing		
Mr. Le Viet Hieu	Deputy General Director	908,281,760	890,874,804
Mr. Le Van Nam	Member, cum General Director	941,884,575	923,848,969
Mr. Nguyen Tan Tho	Deputy General Director	-	413,681,222
Mr. Nguyen Hung Cuong	Deputy General Director	-	594,986,623
Mr. Nguyen Khanh Hoang	Deputy General Director	517,144,989	507,055,513
Mr. Dinh Van Thanh	Deputy General Director	-	342,514,426
Mr. Le Van Vien	Deputy General Director	153,792,409	132,494,889
Mr. Huynh Tan Quoc	Deputy General Director	242,243,805	-
Mr. Pham Hong Ha	Deputy General Director	60,395,000	-
Mr. Nguyen Kinh Luan	Deputy General Director	1,676,974,162	-
Mrs. Nguyen Thi Kim Loan	Chief Financial Officer	489,868,533	388,238,602
Mrs. Le Thi Thu Trang	Chief Accountant	368,060,499	-
		6,300,530,307	5,117,544,017

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Transactions and balances with key management members

Key management members	Transactions	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Mr. Le Viet Hai	Recovery of advances	120,000,000,000	-
Mrs. Bui Ngoc Mai	Asset guarantee fee	235,362,645	635,787,318
	Payment of asset guarantee fee	152,082,000	483,705,318
Mr. Le Viet Hieu	Recovery of advances	150,295,620	-
Mr. Le Viet Hoa	Advances	400,000,000	5,914,100,922
	Collections and payments on behalf	308,179,571	-
	Short-term borrowings	-	14,811,000,000
	Borrowing interest expenses	1,725,128,883	3,128,208,657
	Borrowings received	6,182,289,745	-
Mr. Le Viet Ha	Short-term borrowings	3,850,000,000	-
Mr. Vo Minh Hoang	Advances	20,000,000	897,296,381
	Collections and payments on behalf	438,172,096	-
Mr. Pham Hong Ha	Borrowings received	6,142,217,178	-
Mrs. Le Thi Phuong Uyen	Repayment of short-term borrowings	1,400,000,000	-

The balances of receivables/(payables) with key management members and individuals related to key management members as at 30 June 2025 are presented in Notes 5.5, 5.6, 5.21 and 5.22.

8.3.2 Transactions and balances with other related parties

In period, transactions arising between the Company and related parties are as follows:

Related parties	Transactions	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Hoa Binh 479 Join Stock Company	Office rental expenses	-	162,688,200
	Services received	323,004,180	-
Onwa Tech Interior Decoration Joint Stock Company	Subcontractor expenses	-	1,227,101,824
	Others	-	4,500,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the 06-month financial period ended 30 June 2025

Receivables and payables to other related parties as at 30 June 2025 are presented in the Notes 5.3, 5.6 and 5.16.

8.4 Segment reporting

Segment information is presented by business lines and geographical areas. The primary segment reporting is based on geographical areas in line with the Group's organizational and internal management structure as well as its internal financial reporting system.

The Group does not present segment reporting in the interim consolidated financial statements because the Board of General Directors has assessed and concluded that the Group is currently engaged primarily in construction activities, which are concentrated within the territory of Vietnam.

8.5 Events subsequent to the balance sheet date

- On 11 July 2025, the Group received Appellate Judgment No. 168/2025/KDTM-PT from the People's Court of Hanoi City, under which the Company won the lawsuit in the contract dispute with Sunshine Group Development Joint Stock Company.


According to the judgment, Sunshine Group Development Joint Stock Company is required to compensate the Group an amount of VND 461,453,468,723. The judgment is legally effective from the date of pronouncement. The Group will recognize this income in the financial statements for the third quarter of 2025.

- From 01 July 2025, the Parent Company's head office address was changed from 235 Vo Thi Sau Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, Vietnam to 235 Vo Thi Sau Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

Except these mentioned events, there have been no significant events occurring after the balance sheet date, which would require adjustments or disclosures to be made in the interim consolidated financial statements.


DANG NGUYEN NAM TRAN
Prepared by


LE THI THU TRANG
Chief Accountant



LE VIET HIEU
Deputy General Director
Ho Chi Minh City, 29 August 2025